



Fauld Manor
Fauld | Tutbury | Burton-on-Trent | Staffordshire | DE13 9HR

FAULD MANOR



Fauld Manor is a secluded Country Home nestled within exceptional grounds on the Staffordshire & Derbyshire borders, close to the popular village of Tutbury. The home has been significantly modernised throughout while retaining many charming period features.

The Manor House boasts excellent room sizes and over 6000 square feet of accommodation.

Recent renovations include a stunning breakfast kitchen that now links a former annexe to the main dwelling and the addition of a fabulous wine bar, making it the perfect home for families and entertaining. The beauty of the home is further enhanced by the spectacular landscaped grounds, which include a large pond and gardens blooming with colour all year round.

Located within easy access to the A50 and train links to London Euston, Fauld Manor offers the ultimate rural country retreat. A property not to be missed.



ACCOMMODATION

Ground Floor

The home is entered via ornate wooden doors leading into a storm porch and then into a fabulous hallway with stone flagstone floors and the ornate main staircase rising to the first floor. The home features stone mullioned windows with leaded windows inset throughout, and the ceiling heights make all the rooms feel light, airy and undoubtedly spacious.

The principal lounge is a gorgeous room featuring period cornicing, a large stone fireplace and dual-aspect windows. There is then a further dining room, again with leaded windows overlooking the rear garden. This room further features a large stone open fireplace and feature cornicing.

Accessed off the dining room, a door leads through to a further family room. This is a lovely space for relaxing in front of a log burner, and adjacent to this is a wine cooler and drinks area with built-in cabinetry, and there is a door leading out to the back garden terrace.

Located off the hallway, there is also a formal study room, which is well-appointed with a range of quality storage units and a desk, and a wood-panelled wall surrounds and, therefore, it is perfect for those looking to work from home.

Also located off the central hallway is a useful utility room plus a further boot room and a separate WC. The home also benefits from a large cellar split into two separate chambers which is fully tiled and houses the oil-fired boiler and provides great space and is currently used as a games room, complete with a pool table.

The breakfast kitchen is a truly stunning room which has been recently installed by the current owners. The kitchen area features a large central island unit, complete with granite work surfaces and inlaid wine coolers. There are Miele Appliances throughout the kitchen, including a combination steam oven with Sous Vide option, combination oven with a microwave. There is also a warming draw and a vacuum packing drawer. In addition, a multi-purpose induction hob including both Teppanyaki and wok stations. These are inset into the island unit along with sink units incorporating a Quooker boiler tap with filtered chilled and sparkling options. There is also a dishwasher and a great seating area. There is also a 5-oven electric Aga. Above this island unit and the dining area are glazed roof lanterns flooding the room with natural light. The designer kitchen has bespoke cabinetry of the highest standards, and the room itself runs the whole width of the home.

There is a dining area and bifold doors leading out to the spectacular gardens. There is also a snug room accessed off the kitchen, making this such a family-friendly space and the heart of this home.

Another standout room of the property is the bar, which is accessed from the kitchen and is another recent improvement created by the current owners. Stepping into this room is akin to entering an exclusive wine bar, which has a full bar area complete with working ale taps, wine coolers, display cabinets and bar stools. There is a media wall, further seating area and bifold doors leading out to a secluded garden complete with a hot tub. There is also a separate WC and sink unit located within the bar, and both the open-plan kitchen and bar area feature a Sonos sound system.

The final reception room is part of a former cottage, and this area could still be used as this. Independent external access leads into a lovely lounge room, again with a log burner, and a staircase leads to a double bedroom with fitted wardrobes and an ensuite bathroom featuring a dressing area, walk-in shower and separate bath area.









SELLER INSIGHT

“From the moment we first stepped through the gates of Fauld Manor, we were captivated. The home had an undeniable magic—a perfect blend of timeless elegance and warmth. Over the last four years, we’ve enhanced and modernised this stunning Edwardian property while preserving its rich character. From the intricate leaded windows and stone fireplaces to beams crafted from 1700s ship masts, every detail tells a story. It’s not just a house; it’s a home filled with life, light, and endless possibilities.”

Set on 2.57 private acres, Fauld Manor offers complete seclusion. “It feels like an oasis from the world—a place where we can unwind and recharge.” Mature trees shield the grounds, accessible via electric gates, while the gardens unfold with stunning ponds, waterfalls, and peaceful corners. “We often start the day with coffee in one of the garden’s quiet spots, surrounded by blooming flowers and the sound of the pond’s waterfall. The koi carp have become part of the family—they even take food from our hands.”

Inside, the house is spacious and full of natural light. “We designed the interiors to flow beautifully between large family areas and intimate spaces to relax. Our newly built kitchen-diner is now the heart of the home. It’s bathed in natural light from roof lanterns and bifold doors and fitted with Miele appliances—perfect for both quiet breakfasts and lively gatherings.”

This house was built to share. “We’ve hosted some amazing events here—everything from Easter and Christmas parties to a legendary Halloween event with a haunted walk through the garden!” The centrepiece of entertaining is the bar and entertaining room. “We opened up the original cottage area to create this space, which has draft beer on tap and leads out to a terrace with a sunken hot tub. It’s a favourite spot for watching football with friends or enjoying warm summer evenings.”

For quieter moments, there are countless retreats. “The wine room, with its large sunlit window, is perfect for reading, and the gym helps us stay active without leaving home.”

“Renovating Fauld Manor has been a labour of love.” The transformation includes a kitchen and entertainment wing that seamlessly connects the main house and the former cottage. “We wanted the interiors to suit modern family life while maintaining the charm that makes this property so special. Even the cottage—complete with a lounge, bedroom, and bathroom—is perfect for guests or extended family.”

The gardens are a constant source of joy. “We’ve worked closely with our gardener, who’s been here for over 25 years, to maintain and enhance their beauty. The ponds, fountains, and seasonal blooms create an almost enchanted atmosphere—a place where time seems to slow down.”

“What truly sets Fauld Manor apart is how it enhances every aspect of life. It’s a place where we’ve shared so many joyful moments, from hosting loved ones to finding peace in a quiet corner of the garden. After a long day, there’s nothing better than turning into the drive and knowing you’re home.”

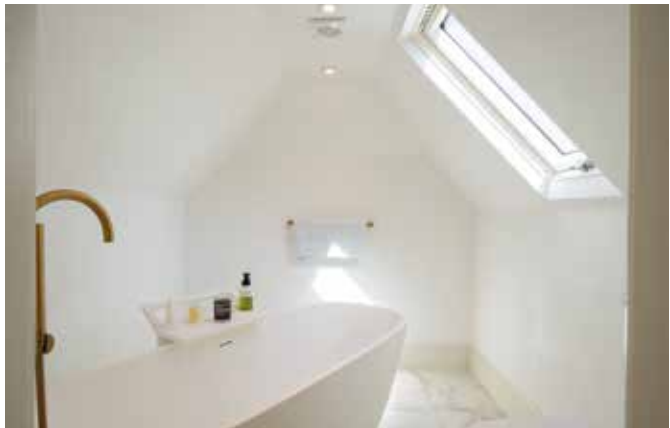
Their advice to future owners? “Cherish the garden—and, if possible, keep the gardener. He’s become a trusted friend and guardian of this special place.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









First Floor

The remaining bedrooms are accessed on the first floor, which is served by 2 independent staircases, with the main feature staircase rising to a landing area which features exposed beams and vaulted ceilings and a large leaded picture window overlooking the rear grounds. The master bedroom is a lovely-sized room overlooking the rear gardens and benefits from a large full en suite bathroom. There are then three further double bedrooms plus a current dressing room which could easily be reconfigured as the fifth bedroom within the main house. There are then two further refurbished bathrooms plus a separate WC.









OUTSIDE

The grounds of Fauld Manor are an exceptional feature of this home. The property is nestled in the centre of 2.57 acres of grounds. There are two electrified gates which serve the property, and there is plenty of parking on offer via sweeping driveways and a turning circle to the front of the home plus an adjacent parking area where there is a triple garage block with a gym room over plus a further separate double garage.

The main gardens are simply breathtaking with many years of landscaping and planting, which offers a floral treat all year round. Immediately to the rear of the property and accessed off the kitchen is a large flagstone terrace with an electric awning over, stone balustrades, and the gardens are then accessed, featuring formal lawns and walkways and ornamental hedging. There is a variety of seating areas, including a large koi pond with a feature fountain.

The gardens are completely private and enclosed and therefore offer a high degree of security and privacy for future buyers.







LOCATION

The home is located just outside of Tutbury Village, which is one of Staffordshire's finest villages, being located on the edge of the county bordering South Derbyshire and to the south of the River Dove. Within Tutbury there is a lovely village atmosphere with an excellent range of amenities, including public houses and restaurants, local shops and boutique shopping parades, a post office, a bank & medical/dental practices. The village is famous for Tutbury Castle, which was a Norman stronghold, and the ruins are a popular spot to visit. The village has a most interesting mix of period homes. For commuting, the village provides swift access to the A50 and A38, with fast links to M1, M42 and M6. Railway links can be found with a village train station being on the Crewe to Derby Line, giving access to the high-speed network. There are good rail links from Lichfield Trent Valley (to London within 1:10 on the Virgin Trains) and East Midlands Parkway. There is also ease of access to both East Midlands & Birmingham airports, with a 30-40 minute' drive from the house. Schools in the proximity include Repton (8 miles) and Foremarke Hall, Abbots Bromley & Derby High for girls and Derby Grammar for boys.



**Services**

Utilities: Mains electricity and water. Oil-fired central heating. Septic tank for drainage.

Mobile Phone Coverage: 4G and 5G coverage available. Buyers should check with their provider.

Broadband: Superfast broadband available with predicted speeds of up to 76 Mbps download and 15 Mbps upload.

Local Authority: East Staffordshire Borough Council.

Council Tax Band: G.

Tenure: Freehold.

Viewing Arrangements

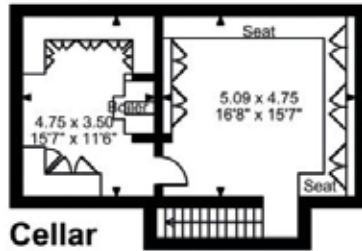
Strictly via the vendors sole agents Fine & Country on 01332 973888

Website

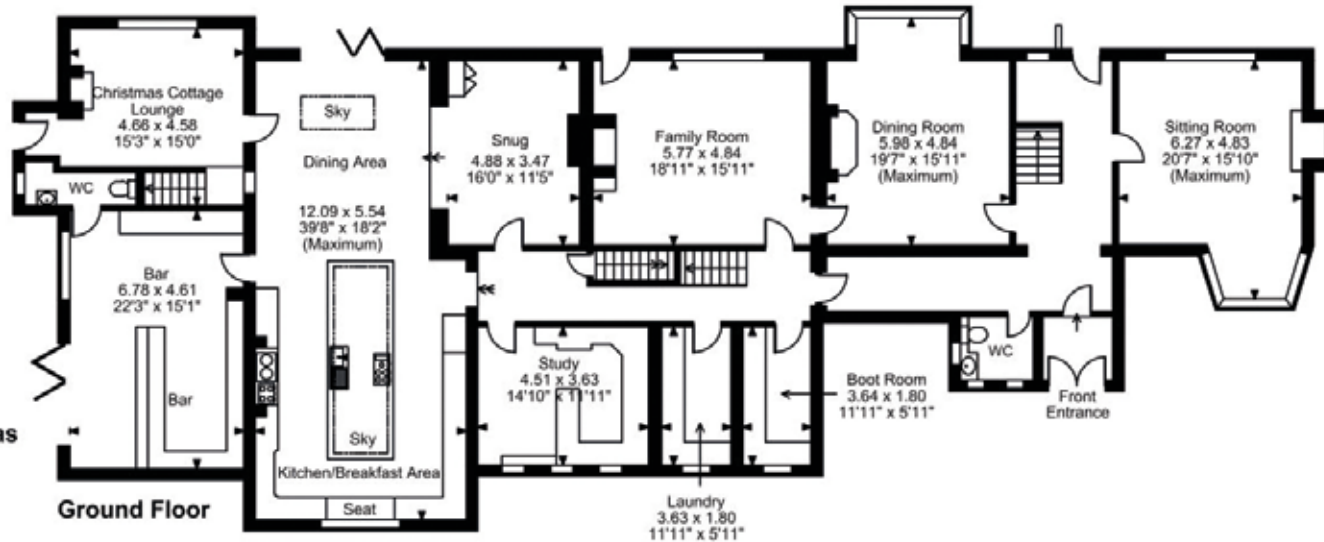
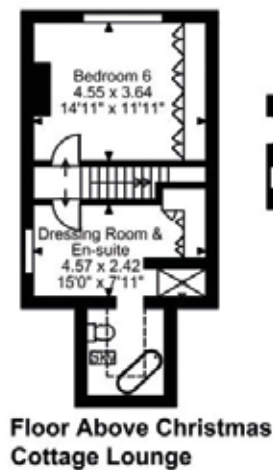
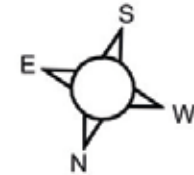
For more information visit <https://www.fineandcountry.com/uk/derbyshire>

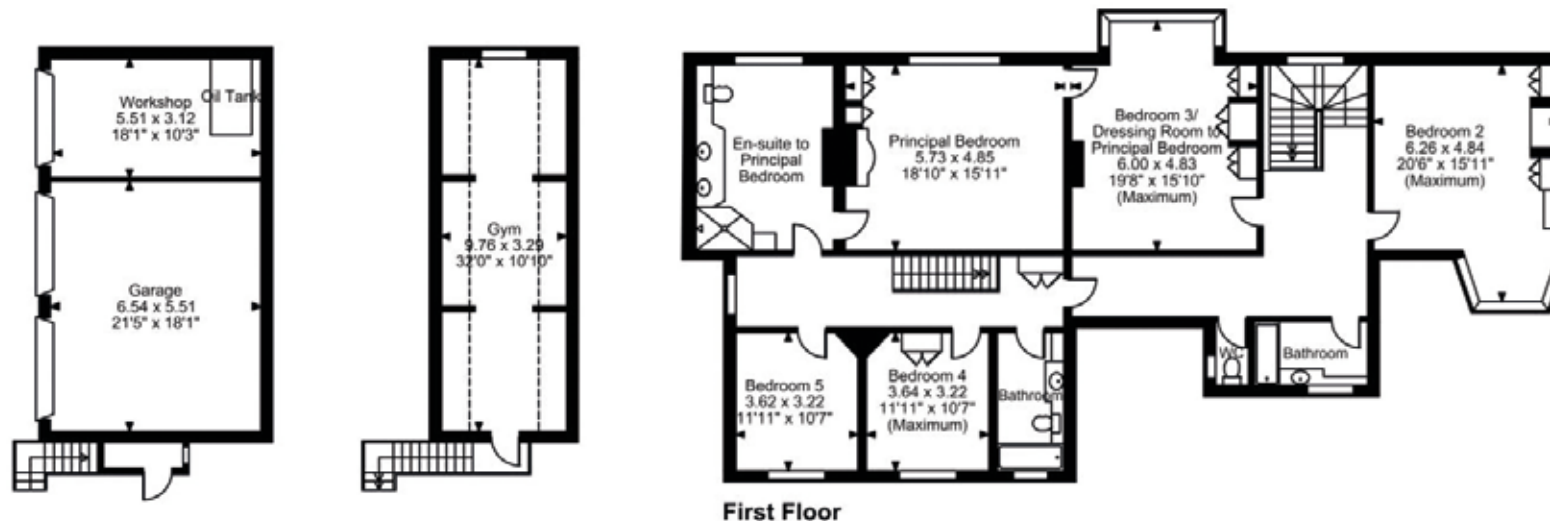
Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Fauld Manor, Tutbury, Burton-on-Trent
Approximate Gross Internal Area
Main House = 6183 Sq Ft/574 Sq M
Garage & Workshop = 579 Sq Ft/54 Sq M
Gym & Garden Store = 393 Sq Ft/37 Sq M
Total = 7155 Sq Ft/665 Sq M
 Quoted Area Excludes 'External C/B'





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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We value the little things that make a home



LEE ARMSTRONG
MANAGING DIRECTOR

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I have over 28 years of experience within the property market across the East Midlands, and I hold both a BA(Hons) degree in Marketing, along with a Post Graduate Diploma in Surveying. I also hold the NAEA Technical Award along with being ARLA qualified.

I am the Managing Director for Fine and Country (Midlands) LTD with responsibility for multiple locations across the Midlands. I was the founding partner of Fine & Country in Derbyshire and I am proud to have developed the brand across the County to offer the highest standards of presentation, exposure and service within estate agency. The Derbyshire office has won prestigious international awards for its marketing and is the leading Estate Agent in the upper quartile for property transactions and we have many marketing leading agents whom i coach and mentor.

At Fine & Country we use the latest video marketing methods along with extensive exposure through social media, and with the backing of national marketing via Fine and Country the exposure on offer is unrivalled by the local competition.

This is all steered by my consultant level service and negotiation skills which means sellers and buyers can be guaranteed of getting the right and best information to enhance your experience of using Fine & Country.

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