



Beech Croft
Chapel Lane | Hanbury | Burton-on-Trent | Staffordshire | DE13 8TR

BEECH CROFT



Beech Croft is a beautifully restored country home set within approximately 0.65 acres of established gardens. The home offers a wealth of accommodation that has been recently modernised to an immaculate standard by the current owners. It offers panoramic rural views, charming period features, and easy access to major commuter routes — a truly idyllic countryside retreat.



ACCOMMODATION

Ground Floor

Beech Croft was originally built in 1902 and has undergone significant extension and refurbishment over the years. The property is entered via a charming front door into a spacious hallway featuring beautiful Minton-style tiled flooring. There is a central staircase rising to the first floor, and oak doors lead to all the rooms. The home boasts flexible reception rooms to provide a wonderful mix of living and entertaining space.

The main sitting room is a lovely-sized room with views to the front and bi-fold doors leading out to the side patio. There is air conditioning and a brick feature fireplace with a central log burner.

The modern breakfast kitchen is a particular highlight. Recently upgraded by the owners, it features an island unit with an inset sink, integrated dishwasher, range cooker, and fridge freezer. Granite worksurfaces and Welsh slate flooring lead into the adjacent utility room. There is ample space for an 8-seater dining table and French doors leading out to a courtyard area. The layout is ideal for family life and entertaining, bathed in sunlight throughout the day.

Off the kitchen, you also have a fabulous snug room, complete with a brick inglenook fireplace, a log burner and some exposed beams that give the nod back to the home's heritage. There is a third reception room, currently being utilised as a fifth bedroom, which could make a great study depending on buyers' requirements.

To finish the ground floor accommodation is a great utility room with more storage units and a Belfast sink unit and it provides access to a full shower room.









SELLER INSIGHT

“ When we first discovered Beech Croft nearly five years ago, we were instantly drawn to its peaceful rural setting and the breathtaking 360° views. Tucked away on a quiet single-track country lane and far removed from any major roads, it offered exactly the escape we were looking for after years of city living.

Since then, we've lovingly renovated the property to create what we believe is the perfect blend of country charm with a modern twist. From the warm, characterful log-burning fires and original features from 1902, to the peaceful fish pond filled with koi carp and the beautifully preserved 18th-century ornamental water pump, there's something truly special about this home.

We especially love the way the house is bathed in natural light throughout the day. The kitchen and lounge are our favourite places to relax, depending on the sun's position. And the garden — well, that's a whole other joy. It changes daily and offers a sense of calm that's hard to describe. Whether it's watching the hares racing across the fields in the morning or catching the owl in flight at dusk, Beech Croft offers a front-row seat to nature.

The sunsets and sunrises here are simply picture-perfect — some of the best we've ever seen. It's been a haven for us, a place to unwind and reconnect after busy working days. We've hosted everything from family Christmas gatherings to laid-back summer barbecues with neighbours, and the home has supported all those moments effortlessly.

The village community has been incredibly welcoming. With only a couple of hundred residents, there's a real sense of belonging here. We've enjoyed being part of local events — plant sales, Christmas fairs, and cricket matches — always with the freedom to dip in or out as we please.

While we're not especially sporty, we've loved the nearby walks and the friendly cricket and bowling clubs just around the corner. Practicality hasn't been overlooked either — we're within easy reach of the A38 and A50, close to East Midlands Airport, and have good rail connections. There are also some fantastic local schools and great local shops in the neighbouring villages and some wonderful farm shops nearby.

If the next owners enjoy life at Beech Croft even half as much as we have, they're in for something truly special. We'll miss so much — the changing seasons, the wildlife, the views — but above all, the peace and perspective this home has given us.

* 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 first floor offers four generously sized double bedrooms. The landing area features a large picture window and a large storage cupboard, and oak doors lead to all rooms.

The principal suite has a full range of built-in wardrobes and dressing tables and is again served by air conditioning. There is a modernized ensuite shower room with a walk-in shower, along with a sink unit housed in a vanity unit and WC.

Bedroom 2 is another great room, again served by a contemporary ensuite. All the bedrooms feature exceptional views over the surrounding countryside.

The family bathroom is the final room with again a walk-in shower a freestanding bath and is finished to an impeccable contemporary finish.











OUTSIDE

Approached via electric gates, the generous gravelled driveway leads to a detached double garage with a useful outbuilding (previously a workshop). The property is set within approximately 0.65 acres of beautifully landscaped grounds, which include an established koi carp pond, a rare 18th-century ornamental water pump, mature lawns, and multiple seating areas. The gardens feature an array of mature trees and offer extreme privacy and are a great size for family life. The outbuilding offers fantastic potential as a home office, gym, games room or even a bar—ideal for those who love entertaining or working from home. This can be accessed from double doors that lead into the garage or via its own entrance from the Courtyard garden area. This courtyard gets the evening sunshine, again perfect for entertaining and those summer BBQs. The orientation of Beech Croft makes the most of the sunrise, sunset, and peaceful and tranquil surroundings.







LOCATION

Beech Croft lies on the edge of Hanbury, a delightful village with a strong sense of community and access to countryside walks and local events. Nearby Tutbury provides additional amenities, including shops, cafés, and the historic Tutbury Castle. The location also offers excellent commuter links via the A38, A50, and East Midlands Airport. Rail services are available from Burton-on-Trent, and further afield, Lichfield Trent Valley provides direct access to London Euston, making this a convenient base for both local and national travel. The property falls within the catchment for highly regarded schools, including Newborough Primary and John Taylor High School.







Services

Utilities: Mains electricity and water. Private drainage. Oil-fired central heating.

Mobile Phone Coverage: 4G and 5G mobile signals are available in the area. We advise checking with your provider.

Broadband: FTTC Superfast Broadband Speed is available in the area, with predicted highest available download speed 56Mbps and highest available upload speed 24Mbps.

Tenure: Freehold.

Postcode: DE13 8TR / WHAT3WORDS - crunch.loyal.crossword

Local Authority: East Staffordshire Borough Council.

Council Tax Band: F

Viewing Arrangements

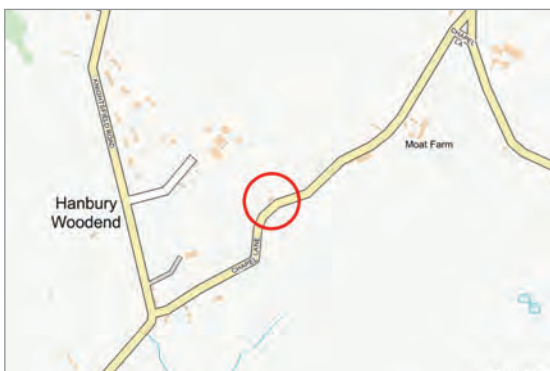
Strictly via the vendors sole agents Fine & Country on 01332 973888

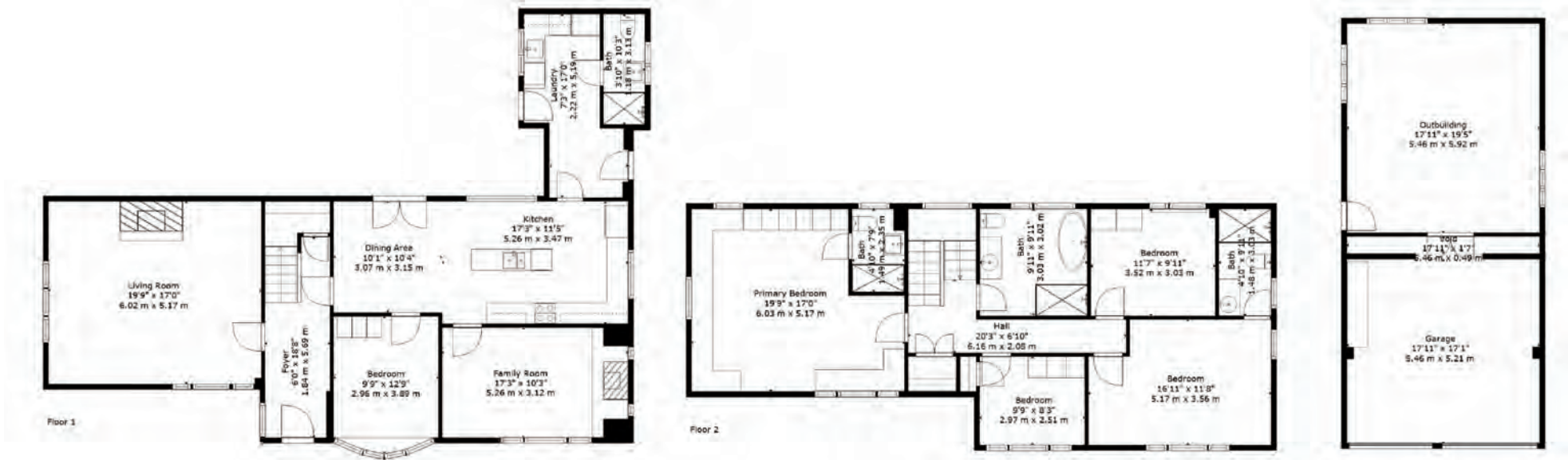
Website

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





Main House Approximate Area: 212m² | 2282 sq ft.
Outbuildings Approximate Area: 063m² | 0678 sq ft.
Total Approximate Area: 275m² | 2960 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.
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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



LEE ARMSTRONG
MANAGING DIRECTOR

Fine & Country Derbyshire
01332 973888
email: lee.armstrong@fineandcountry.com

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.

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Fine & Country Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com

