



The Cliffe
Burton Street | Tutbury | DE13 9NR



THE CLIFFE

This exquisite family home occupies an enviable location within the popular village of Tutbury, which is surrounded by glorious countryside. The house, which boasts just over 1 acre of wonderfully verdant grounds, was originally built in the mid 19th century, however in more recent times it has been beautifully modernised throughout.





“ The rooms are all very big; I've always described it as a well-proportioned house on steroids,” says the owner, “and they are all wonderfully light and bright, but one of the most impressive spaces is without doubt the reception hall. It has the most beautiful mosaic floor, gorgeous wood panelling and a hugely impressive staircase. It's a space that definitely has the wow factor.”



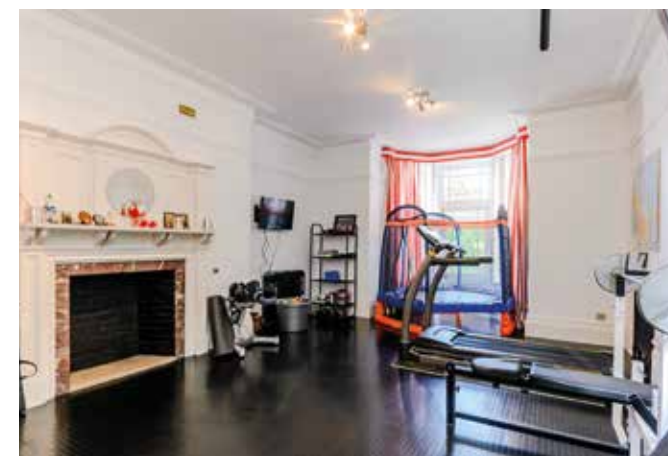
Without doubt, one of Staffordshire's finest and most distinctive residences. This Georgian home offers more than 7500 square feet of some of the most unique and characterful accommodation. The home has been lovingly cared for and has distinctive features throughout and a layout which is family friendly. Initially built as a residence for the owners of the local gypsum mine in Fauld and owned by the Newton Family in the 1900s. The home has historical influences running throughout such as the alabaster finishes to many of the fireplaces and the stunning mosaic flooring of the reception hall. To write a description of this home is a challenge due to the exhaustive qualities offered and therefore we highly recommend viewing to appreciate the true beauty of The Cliffe.

The accommodation is accessed via an impressive Entrance Porch with marble tiled flooring and glazed roof canopy. There is a beautiful ornate carved door with hand painted glass feature opening through to the reception hallway. This hallway is a wonderful example of the character running through the home. The Alabaster mosaic flooring runs through the hallway, with a galleried landing, and features a large stained glass window to the south-east elevation and a beautiful leaded window to the rear, flooding the area with light. There are wood panelled walls and a hand carved staircase and feature ceilings can be viewed above the first floor and set into the staircase. There is also a wooden fireplace, with carved decorations, and an inset gas fire with brass and alabaster fire surround. Accessed off the hallway is a Cloakroom with a continuation of the mosaic flooring and alabaster lined walls and a sink unit. Off this room is the Water Closet which is half tiled with a period finish.

The Drawing Room of the home is simply spectacular. The room has magnificent proportions which benefit from afternoon sunshine flooding through the large sash and bay windows overlooking the front gardens. The ceilings feature intricate plasterwork and there is a period wood carved fireplace incorporating a mirror along with the alabaster framed surround inset into which is a log burner. With coving and deep set skirting boards, this room shows the Georgian heritage of the home.

The formal Dining Room of the home is another lovely period room featuring a unique fireplace inset with alabaster love hearts and having a brass moulded fire incorporating a range. Three large sash windows overlook the front gardens.

The third reception room, currently used as a study, features a circular bay window and another hand carved and alabaster framed fireplace. Adjacent to this is the fourth reception room, currently used as a gym, with door leading out to the rear gardens, more sash windows and yet another of the unique fireplaces.





The rear hallway has a door leading out to the gardens and the entry phone system for the remotely operated private gates. Accessed from here is the original Butler's pantry with servants bells still connected from the original rooms. There is quarry tiled flooring and housing for the Washing machine and Tumble Dryer along with a large farmhouse sink unit making this an ideal utility room.

You then progress to the rear wing of the home, which still has the same high ceilings and sash windows but comes with a more contemporary open-plan feel. The breakfast kitchen is a delight. There is a double story height window flooding the bench seated dining area with light which is open plan to the kitchen. A quality Smallbone kitchen with central island unit has been remodelled by the current owners. The kitchen comes with a gas Aga and companion module along with a separate electric oven. This room benefits from underfloor heating and this continues through to the Snug area beyond. Following on from the snug is the Rear reception room which makes a perfect family room. There is a contemporary spiral staircase rising to the rear wing of the first floor. The family room has a modern gas fire and French doors leading out the rear along with wood flooring.



SELLER INSIGHT

“When we began our search for a new house just over six years ago we were keen to find a large family home in a quiet village location, and we also needed it to be just a short distance from a good school,” says the owner. “Our search took some time, but when we happened upon The Cliffe it just seemed to tick every box. Tutbury is a very nice village with a fantastic array of shops and amenities, and the property as a whole is quite simply absolutely stunning.”

“This is a house that has been well loved by everyone who has lived here, and each owner has put their own mark on the property and really looked after it. It’s been extensively modernised over the years sympathetic to the traditional features, and during our time here we too have made a few changes to enhance it further. We’ve totally renovated the exterior of the house, created a gorgeous master suite and we’ve also tried to restore a sense of balance in terms of the look and feel of the house as a whole, so the old blends beautifully with the new. It’s undoubtedly a very large family home, but even though there are just four of us living here we use it all. It has a layout that flows beautifully, so it’s perfect for day-to-day life and a fabulous house to entertain in.”

“The property is walled and set well away from the road, with beautiful grounds surrounded by a wonderfully mature border of trees and hedging, so we enjoy a really good degree of privacy, in fact it’s almost like owning our very own piece of countryside,” continues the owner. “The garden is so lovely that we decided to include it in the Open Garden scheme, which has actually spurred us on to rework some of the layout and generally keep it in tip-top condition. I love it because there are so many nooks and crannies to explore, and it’s been an absolute paradise for the children.”

“The village has everything: great little shops and restaurants, a bank, post office, doctor’s surgery... so all our day-to-day needs are catered for,” says the owner. “We can also access cities such as Birmingham, Leicester and Nottingham in under an hour. However, within the house and garden you really do feel a million miles from everything.”*

*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.









“The layout of the house works incredibly well,” says the owner. “I particularly love the fact that upstairs the children have their space and my husband and I have ours, and the guest wing at the back also has a good degree of separation.”

“What will I miss most? Absolutely everything,” says the owner. “Sometimes large houses can feel a bit austere, but The Cliffe has a really comfortable feel throughout. It’s such an attractive house and it’s been a terrific family home.”

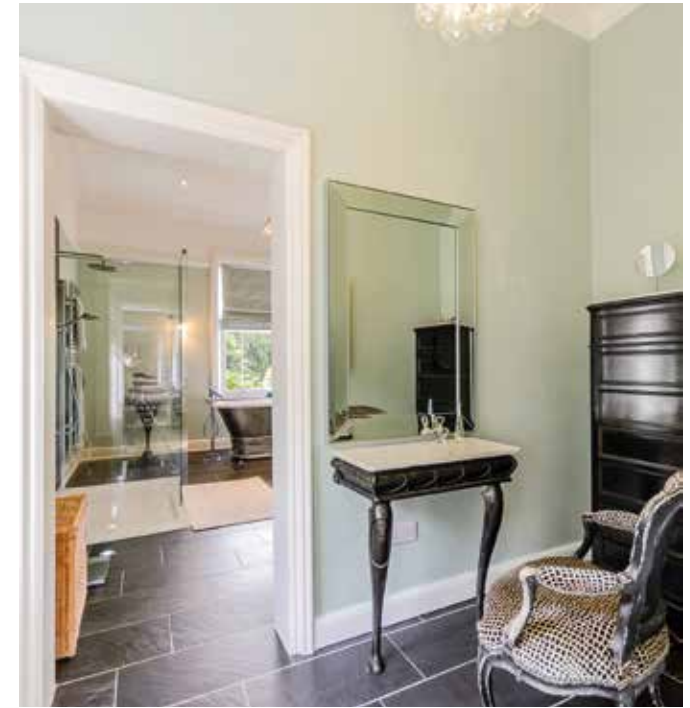
The Central Staircase gives access to a galleried landing with leaded and stained window to the rear and there is further wood panelling. The Master Suite is a sumptuous layout having a large master bedroom complete with a cast iron range fireplace and a bay overlooking the formal rear gardens. This room leads to a makeup room which in turn follows into a gorgeous ensuite bathroom comprising underfloor heating incorporating LED lighting, freestanding roll top bath, walk in double rain shower, twin sink units and WC. Following on from the Ensuite is then a dressing room, with more underfloor heating, a period range style fireplace and wall mounted hanging and storage options.

There are two further large double bedrooms to the front of the home again both featuring fireplaces and original coving and a unique family bathroom. This is again influenced by the heritage of the home with alabaster walls and fireplace. The room has a freestanding bath and walk in shower and has underfloor heating and a further separate Water Closet with more mosaic period flooring.

Bedroom 4 is in the centre of the home, where the inner landing has glazed internal windows showcasing the double height window from the breakfast area. This bedroom again has a fireplace and has been used as a dressing room. There is a further WC to this inner landing area with high flush WC and period tiled walls and mosaic floor. The rear wing is accessed off the spiral staircase but is linked through to the first-floor landing. This wing features bedrooms 5 & 6, both of which have ensuite facility and benefit from sash windows and fireplaces.



Master Suite



Bedroom Two



Bedroom Three



Main Bathroom

Bedroom Five and En Suite



Bedroom Six and En Suite





OUTSIDE

The Cliffe is nestled behind pillared private gates with a sweeping gravelled driveway snaking through a copse area and revealing the front façade of this home. There are walled and lawn gardens leading to the front of the home and some box hedged borders with an open garage located adjacent to the parking area for the home. There is a further store and gardeners' WC. The gardens surround the home with a large deck, leading onto a flagstone rear terrace. The gardens feature more formal lawn garden all surrounded by mature trees and offering immense privacy. There is even a further side secret garden area. To the immediate rear, there is a lovely box hedged formal garden area and a pedestrian gate to the side lane. Overall, the home sits on a plot of 1.09 acres of delightful, private landscaped gardens.





LOCATION

Tutbury Village is one of Staffordshires's finest villages being located on the edge of the County bordering South Derbyshire and to the South of the River Dove. The Cliffe, occupies a private position on the edge of the village but is within walking distance of the centre whereby there is a lovely village atmosphere with an excellent range of amenities including public houses and restaurants, local shops and boutique shopping parades, post office, 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 M11, 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 airport with 30-40 minutes' 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 TO THE PROPERTY

All mains services are connected to the home.

LOCAL AUTHORITY

East Staffordshire Borough Council

VIEWING ARRANGEMENTS

Strictly via the vendor's agents Fine & Country – Contact Lee Armstrong on 01332 973881 or 07496 710557

WEBSITE

For more information visit www.fineandcountry.com

OPENING HOURS

Monday to Friday	9.00 am - 8.30 pm
Saturday	9.00 am - 5.30 pm
Sunday	9.00 am - 5.30 pm



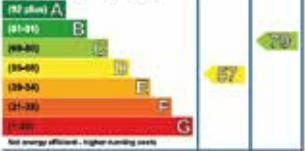
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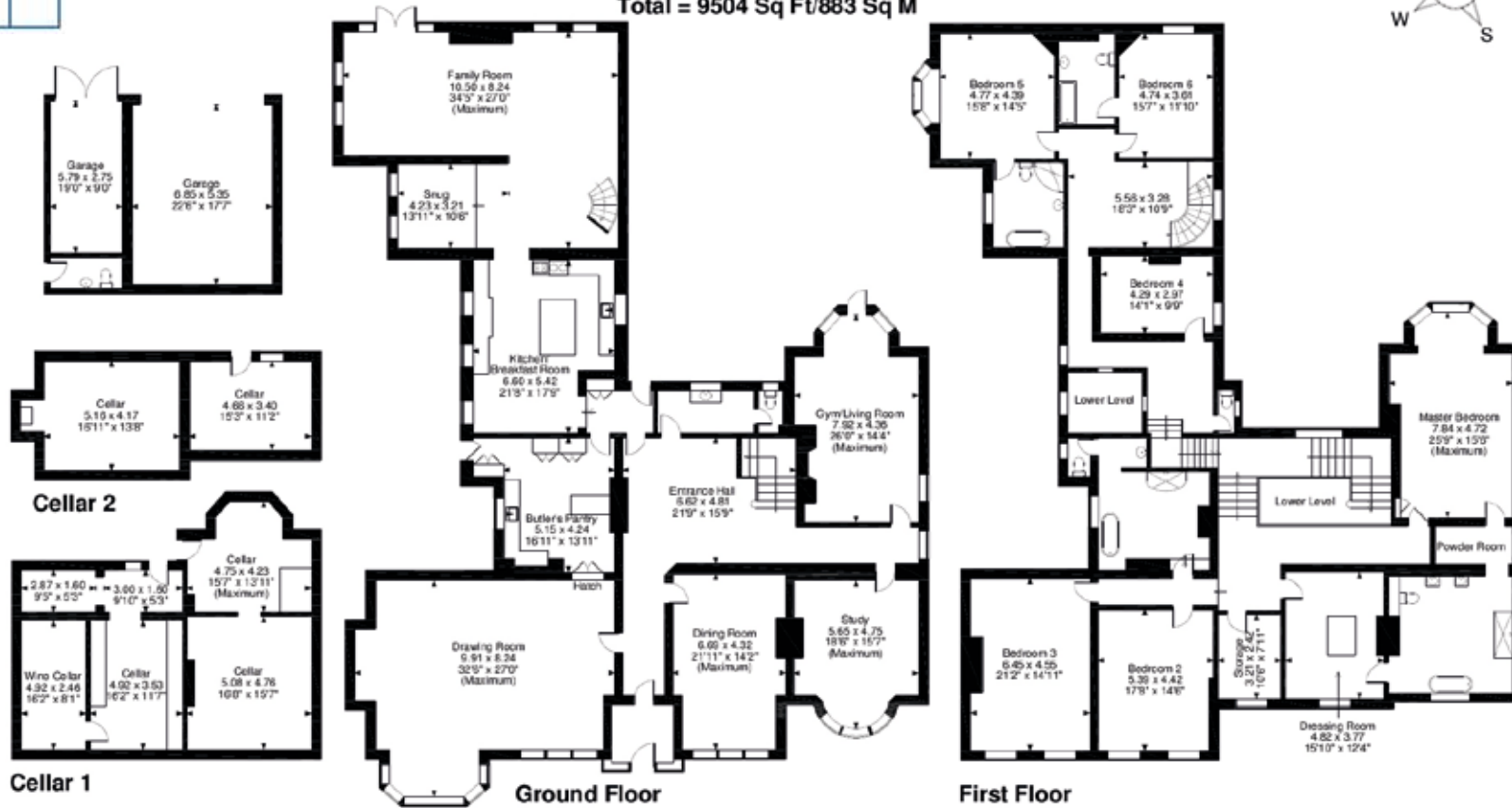
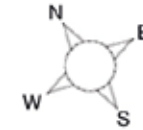
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Energy Efficiency Rating

Very energy efficient - lower running costs



The Cliffe, Burton Street, Tutbury
Approximate Gross Internal Area
Main House = 7543 Sq Ft/701 Sq M
Cellar = 1338 Sq Ft/124 Sq M
Garages = 588 Sq Ft/55 Sq M
W.C. = 35 Sq Ft/3 Sq M
Total = 9504 Sq Ft/883 Sq M



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Fine & Country Derbyshire
11 Mallard Way, Pride Park, Derby DE24 8GX
07496 710 557 | lee.armstrong@fineandcountry.com

