

Croft Lane

Breadsall, Derby, DE21 5LE

John German





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£1,200,000



The Old Barn is one of Breadsall's Landmark properties built in the 16th century with the attached barn which was converted to extend the living accommodation sometime in the 18th century the house has a rich history and boasts in the region of half an acre of spectacular gardens.

Comprising around 3800sq ft, this sizeable home has a highly flexible layout particularly suited to large families and those that have regular guests and love to entertain. There is plenty of scope to make improvements and to extend or alter the current accommodation if desired, subject to the necessary approval of course.

The gardens are a fantastic feature of this unique property and have been designed and painstakingly executed by the current owners over many years to create a landscape full of surprises. It has been featured on local television and is regularly opened to the public.

To describe the property in more detail there are two front entrances to the property, the first into what was the original cottage by way of a small porch, this entrance is largely unused by the current owners. The main entrance to the Barn is a heavy oak door, believed to have originally come from a church. The entrance is reached by a car port which is perfect for loading/unloading in inclement weather.

The large solid entrance door opens into a light filled garden room with windows all across the rear, this space has been used for many things over the years but is being thoroughly enjoyed by grandchildren at the moment who use it as a playroom. At the far end of the garden room is a useful utility room and a door leading into the double garage and providing access to the office upstairs.

Moving back into the main living accommodation, glazed double doors lead into the drawing room which is a magnificent reception room having a great atmosphere with a large leaded window overlooking the front garden, a high ceiling with large beams and brick fireplace with an open fire. There is access from here through into the hallway where a handsome staircase leads to the first floor, doors lead off to the remaining ground floor living spaces and the guest WC.

The sitting room is a lovely cosy room and is part of the earlier cottage with a beamed ceiling and double glazed windows to the front and rear. The room is dominated by a magnificent inglenook fireplace with the original salt cupboard. Someone with a keen sense of humour has crafted the storeroom cupboard door as it features some fantastic ears as handles, the current owners refer to it as the "Prince Charles door".

The dramatic dining room has seen some very happy family get togethers and leads into the original hallway and has a door through into the study with a secondary set of stairs leading to the first floor serving bedrooms four and five in the cottage. The study was the original cottage kitchen and could easily be converted back.

Returning to the main hallway which also leads to a very family friendly farmhouse kitchen fitted with solid wooden hand crafted units with granite worktops, a central island, a raised dining area with room beside the gas fired Aga for a sofa. There is also a small prep kitchen with a fridge, dishwasher, built in eye level oven and halogen hob with storage cupboards under. This is used during the summer months when the Aga is turned off and comes into its own when large parties are planned.

On the first floor the accommodation splits between the two buildings. The barn has a large family bathroom which has twin washbasins, a corner bath, shower and WC. There is also a second separate WC and a large walk-in store room/wardrobe. Three of the large double bedrooms sit on this side of the house accessed off the main landing. Bedroom four in the cottage can also be located from here via a small landing and door or via the second staircase which also gives access to bedroom five and the second bathroom.

The cottage and barn can be completely separated by doors on the ground and first floor for independent intergenerational living if the study was converted back to a kitchen.

Outside the property is set well back from the road behind a low wall and lawned front garden dominated by a stunning beech tree, ornamental borders are full of bulbs which burst into flower at various times throughout the year. There is a wide driveway providing ample parking as well as access to the detached double garage which has a large room above accessed via a wooden staircase and trapdoor.

To the rear of the house are spectacular gardens briefly comprising of paved patio areas which have been created against the house providing the perfect space for outdoor entertaining leading onto expansive lawns with stunning planting and various intriguing structures believed to have been constructed from stone taken from a monastery of some kind including a large folly and a highly romantic ornamental pond. Various pathways meander through ornamental planting and specimen trees. There is an excellent vegetable garden and a wild woodland to the rear which can be reached by an ornamental stone bridge as well as a more conventional path.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Erewash Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03092025

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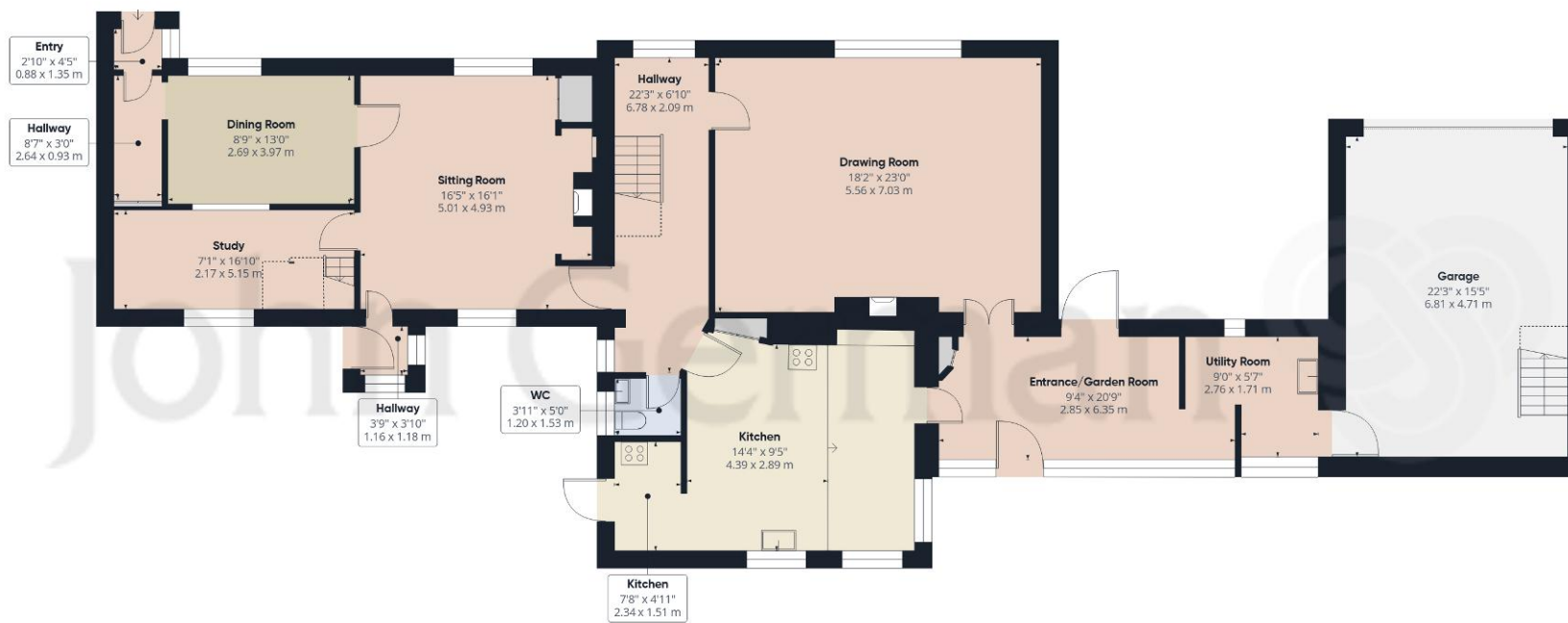
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

3814 ft²

354.4 m²

Reduced headroom

85 ft²

7.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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