



## Mulberry House , Crakemarth, Uttoxeter, ST14 5AR

**Offers in the region of £1,195,000**

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We shape our homes, and then our homes shape us." - Winston Churchill

This stunning five-bedroom executive luxury home offers more than just a property; it provides a lifestyle. Located in an exclusive, private development, this home spans 4,402.8 sq. ft. and has been meticulously refurbished, featuring a handcrafted kitchen, dining, and family room. Enjoy large landscaped gardens, a garden/games room with shower facilities, and a double garage, all conveniently situated for commuters.

#LuxuryLiving #DreamHome #Exclusive

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## Denise White Estate Agents Comments



An immaculate five-bedroom home situated within an exclusive and private development of only five high-end executive properties.

Welcome to Mulberry House, where exceptional living meets unparalleled sophistication. This property is not merely a residence; it is an exclusive lifestyle crafted to the highest specifications. Experience the pinnacle of luxury and comfort in every detail of this exquisite home, offering 4,402.8 sq. ft. of refined living space.

This thoughtfully designed five-bedroom residence seamlessly combines style and functionality. The main home spans two elegantly appointed floors, showcasing an impressive open-plan kitchen, dining and family room which was recently completed with the finest materials to the highest standards, complemented by a coordinating utility area. A grand reception hallway leads into three reception rooms, currently utilised as a dining room, sitting room, and study, alongside a convenient ground floor cloakroom. The spacious reception landing provides access to five generously sized double bedrooms, three of which feature modern en-suite facilities alongside an elegant main bathroom, enhanced by a luxurious copper/nickel bathtub, a feature also mirrored in the ensuite of bedroom two. The main suite, strategically located at the front of the house with lakeside views, includes a dressing area and a private ensuite.

A standout feature of Mulberry House is the garden/games room, equipped with its own entrance hall and fully fitted shower room, offering versatility for a variety of uses. The main room, measuring 9.13 m x 8.54 m, overlooks the beautifully landscaped gardens, with access through bi-fold doors. This versatile space could easily accommodate a state-of-the-art cinema, games room, home gym, or a large office, making it ideal for modern living or multigenerational arrangements. Additionally, there is direct access to the double garage and a separate study.

Security and privacy are paramount, with access to the property provided through electric gates leading to a spacious driveway. The impressive double garage is ideal for car enthusiasts and also presents the potential for conversion to extend the existing garden/games room for additional accommodation (subject to planning consent). The stunning, large landscaped gardens to the rear serve as a perfect backdrop for the home, ideal for both entertaining and relaxation. A Hartley Botanic Greenhouse adds a touch of elegance to the garden, built to last a lifetime and perfect for nurturing a variety of plants or transforming into a serene retreat for relaxation, the possibilities are endless.

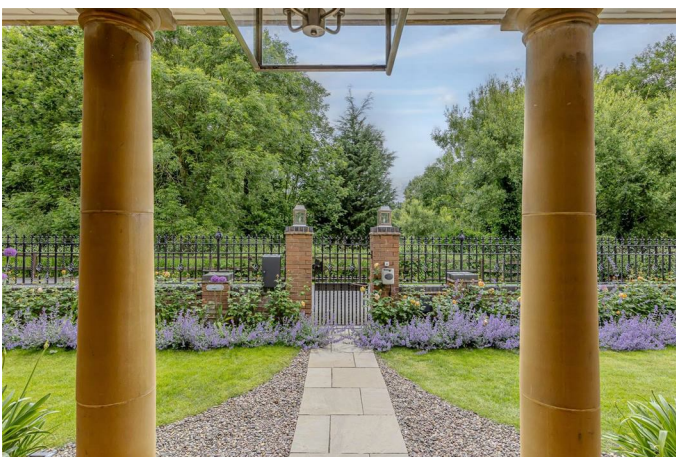
In conclusion, Mulberry House not only offers beautifully designed living spaces but also embodies a lifestyle of privacy, tranquillity, and outdoor enjoyment. With its stunning gardens, versatile living areas, and convenient location, Mulberry House epitomizes the essence of an executive lifestyle.

## Location



Crakemarsh is a small hamlet mainly built on the former site of Crakemarsh Hall. Most convenient location just off the B5030 Rocester - Uttoxeter road which easily links to the A50 commuting network with its M1 and M6 link. Convenient access to both the market towns of Uttoxeter and Ashbourne together with easy commute to Stoke, Stafford and Derby. With nearby Uttoxeter with a train station, Uttoxeter Races and amenities. Private schools of Abbotsholme and Denstone College both very close and also in Thomas Alleyne's High catchment area.

## Imposing Gated Entrance and Grand Georgian-Style



Approached via a secure electric gated entrance, leading to the driveway which provides ample secure parking and leads to the double garage. Mulberry House makes an immediate impression

with its striking red-brick exterior and classical architectural detailing. The handsome frontage is defined by a prominent portico, with substantial stone columns and a first-floor balcony framed by traditional balustrading. Metal railings atop a low brick boundary wall, the approach combines security with kerb appeal.

## Reception Hallway

20'2" x 13'5" (6.15 x 4.11)



The reception hallway is accessed through an entrance vestibule featuring oak parquet flooring and a column radiator. Two archways flank either side, with front-aspect double glazed windows either side of the entrance. The hallway continues with oak flooring, two column radiators and includes stairs leading to the first-floor accommodation, as well as an under-stairs storage space. The ceiling is adorned with coving and inset spotlighting, providing a bright and welcoming atmosphere.

## Elegant and Tranquil Study / Reading Room

13'3" max x 9'3" (4.05 max x 2.84)

This beautifully appointed room offers a peaceful retreat within the home, ideal as a snug, study or reading room. A large triple casement double glazed window frames the views over the front garden and allows natural light to flood the space. The room features classic cornicing, a column radiator, and soft neutral carpeting. The room benefits from excellent natural light and a quiet position in the house, making it perfectly suited for relaxing, working from home, or as a private reception space.



## Dining Room

13'3" x 20'5" (4.06 x 6.24)



The dining room features oak wood flooring and double-glazed bifold doors that open to the rear garden patio seating area, providing a view of the gardens. Additionally, side-aspect double glazing enhances the sense of light and space. The room is equipped with two column radiators and spotlighting, creating an inviting atmosphere. A feature luxury Chesneys marble fireplace is a beautiful and timeless addition to the room, adding a touch of elegance with a Dru gas log effect fire, complemented by a slate hearth. Access to the dining room is through glass-panelled double doors from the entrance hall.

## Garden Room

17'1" x 13'5" (5.21 x 4.11)



The sitting room showcases oak flooring and is enhanced by double glazed bifold doors that open to the rear gardens. It features two column radiators, coving along the ceiling, inset spotlighting,

and double-glazed windows. Whether enjoyed as a formal reception area or a peaceful family room, the space is bathed in natural light and enjoys beautiful garden views.

## Cloakroom

4'1" x 7'1" (1.25 x 2.16)



The ground floor cloakroom features a WC and a wash hand basin with storage underneath, column radiator and a double-glazed window facing the rear aspect, along with inset spotlighting.

## Dining Living Kitchen

32'0" x 29'10" (9.77 x 9.1)



This beautifully designed kitchen is the heart of the home a bright, spacious and well-proportioned open-plan area ideal for modern family living and entertaining. Recently reimagined by the current owners, the space blends elegance and functionality with timeless architectural detail.

## Kitchen Area



The kitchen features handcrafted Laura Ashley In-Frame shaker-style cabinetry in a soft white painted finish, paired with polished Caesarstone marble-effect worktops and a contrasting navy central island. The island doubles as a prep station and breakfast bar, complete with integrated oak lined pan drawers. A Falcon gas range cooker, antiqued mirrored splashback and full-height integrated Neff fridge and freezer add both practicality and style, while a QUOOKER tap provides instant boiling, chilled sparkling and still water along with integrated Neff dishwasher and microwave.

## Living Area



The adjacent living space flows naturally from the kitchen and offers a relaxed seating area centred around a Chesneys marble fireplace with a slate inset and Dru gas log effect fire. Dual aspect double glazed windows and double glazed French doors flood the room with natural light, while porcelain floor tiles ensure year round comfort.

Bespoke cabinetry and a handcrafted dresser provide elegant storage and display options including drinks fridge.

## Dining Area



A secondary dining space adds further versatility, ideal for casual meals, children's homework, or entertaining guests all with views and access to the landscaped rear garden.

## Utility

**30'2" x 29'10" (9.2 x 9.1)**

The utility room mirrors the kitchen's design with Laura Ashley in frame units, featuring a Neff washer, sink unit with a QUOOKER tap, and a Worcester boiler. This thoughtfully designed space combines functionality with elegance.

## First Floor Accommodation





### Generous First Floor Landing with Lake Views



A bright and expansive landing area that doubles as an additional reception space, offering an elegant and practical setting at the heart of the upper floor. The room benefits from high ceilings with detailed cornicing, neutral décor, two column radiators and abundant natural light from the large French double-glazed doors that open onto a beautiful stone balcony overlooking the lake.

### Bedroom One/Principle Suite

18'10 x 12'8 (5.74m x 3.86m )



A beautifully appointed principal suite with elegant ceiling cornicing and column radiator. The room enjoys a serene outlook over the gated front driveway and lake beyond, viewed through large double-glazed casement windows. The space accommodates a super-king bed with ease.

### Dressing Area

The dressing room features bespoke Heritage Wardrobe Company mirrored wardrobes along

one wall with full-height cabinetry and ample hanging and cupboard space. A small double-glazed window and column radiator complete the space.

### En-Suite

9'2 x 9'1 (2.79m x 2.77m)



The en-suite bathroom is spacious and stylish, finished in deep blue and grey tones with a wide basin vanity unit, walk-in rainfall shower, and timber effect tiled flooring. A large double-glazed window offers natural light while maintaining privacy. There is a chrome towel radiator, a column radiator and illuminated mirror.

### Bedroom Two

15'11 x 13'1 (4.85m x 3.99m)



A spacious and stylish bedroom situated to the rear of the house with wonderful views across the formal gardens and Hartley Botanic greenhouse. The room is bright and welcoming with a large double-glazed window, elegant ceiling cornicing, column radiator and built in wardrobe.

### En-Suite

26'2"19'8" x 29'6"3'3" (8'6 x 9'1)



It also benefits from a modern en-suite bathroom with a freestanding nickel bateau bathtub, walk-in shower, contemporary tiling, towel radiator, column radiator, illuminated mirror and bespoke vanity cabinetry.

### Bedroom Three

12 x 13'5 (3.66m x 4.09m)



Another generously proportioned double bedroom also benefitting from views over the rear garden. The room features a central double-glazed window with stone balcony balustrade detail outside and a built-in wardrobe for storage.

### En-suite

7'4 x 4'7 (2.24m x 1.40m)



The adjoining en-suite includes a modern walk-in shower, traditional basin and WC, illuminated mirror and chrome towel rail, all finished in subtle neutral colours.

### Bedroom Four

11'9 x 13'4 (3.58m x 4.06m)



A charming double bedroom with a warm, restful ambiance. Overlooking the garden to the rear, it features a large double-glazed window and a column radiator, ideal as a guest room or additional family bedroom.



### Bedroom Five

11'1 x 13'4 (3.38m x 4.06m)



A front facing double room with views across the lake. This bedroom has a large casement double-glazed window and column radiator.

### Family Bathroom

8'7 x 9'11 (2.62m x 3.02m)



This beautifully finished family bathroom combines classic design with luxurious modern touches. At its centre is a striking freestanding copper-nickel bateau bathtub, perfectly positioned beneath a large double-glazed window with privacy glazing, filling the space with soft natural light.

The room is styled with rich slate toned wall tiles paired with elegant neutral cabinetry topped with a marble-look counter and an inset sink. A generous walk in rainfall shower is enclosed in glass, offering both practicality and spa like indulgence.

Other features include a traditional column radiator, chrome heated towel rail, recessed ceiling lighting and illuminated mirror.

### Outside



The rear garden at Mulberry House is a true highlight, beautifully landscaped, completely private and designed with both elegance and practicality in mind.

A broad, tiered terrace extends the full width of the house, offering multiple zones for dining, lounging, and entertaining. With easy access from the kitchen, dining room, and garden extension. This sun soaked space creates an ideal flow for indoor outdoor living. Raised lawned borders frame the area and offer structured elevation, while mature trees and pleached tree hedging provide natural privacy and year-round greenery.

The expansive lawn is ideal for games or garden parties and leads the eye towards the striking Hartley Botanic greenhouse, an architectural centrepiece that adds both charm and versatility to the outdoor setting.

### Hartley Botanic Greenhouse



Hartley Botanic greenhouse, an architectural



centrepiece that adds both charm and versatility to the outdoor setting.

### **Impressive Multi Use Games Room and Garden Extensi**

29'11" x 19'1" (9.13 x 5.84)



A superb modern extension offering versatile space ideal for entertaining, relaxing or as a potential self-contained annexe. The room is finished to a high standard throughout with wide-plank wood-effect flooring, underfloor heating, and a full wall of bi-fold doors opening directly onto the garden terrace, perfect for seamless indoor-outdoor living.

### **The Main Living Space Of The Games Room**



The main living space features a bespoke media wall, generous built-in storage and network points. Ideal for use as a cinema, lounge, games room or home office. Additional highlights recessed spot lighting and a built-in under-counter fridge, discreetly integrated into the media unit, perfect for keeping refreshments close to hand.

### **Adjoining Hallway and Shower Room**



An adjoining hallway leads to a stylish shower room with contemporary tiling, a walk-in rainfall shower, column radiator, towel radiator and illuminated mirror. There is a separate entrance, ideal for guests, teenagers or multi-generational living.

### **Office**

9'7 x 7'9 (2.92m x 2.36m )

The office space is fitted with double-glazing and features underfloor heating along with inset spotlighting for a modern ambiance. Includes electric blinds for convenience and business grade fibre internet connectivity.

### **Garage**

18'3 x 26'9 (5.56m x 8.15m )



Features electric double doors for easy access, with an internal door leading to the Annex

accommodation and an additional door leading outside.

Housing the IDEAL heating system, underfloor heating system, providing efficient warmth throughout the space, controlled by electric settings.

### **Agents Notes**

Freehold.

Council Tax: East Staffordshire Borough Council - Band G.

Services: Mains water, mains electricity, oil tank, gas fires, private drainage -The private drainage is a communal water treatment system (Klargester).

The property is located off a private road, the maintenance is a shared contribution.

Security: The property is secured with an alarm system and CCTV for enhanced safety

### **Please Note....**

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

### **About Denise White Bespoke Estate Agents**

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

### **WE WON !!**

Local Estate Agent Wins Prestigious British Gold Award for Customer Service

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing

knowledge in Leek and its surrounding areas.

The British Property Awards, renowned for their inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

### **Do You Have A House To Sell or Rent ?**

We can arrange a appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **Do You Need A Mortgage ?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **You Will Need A Solicitor !**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go !when the times comes, you're ready to go !



Floor Plan



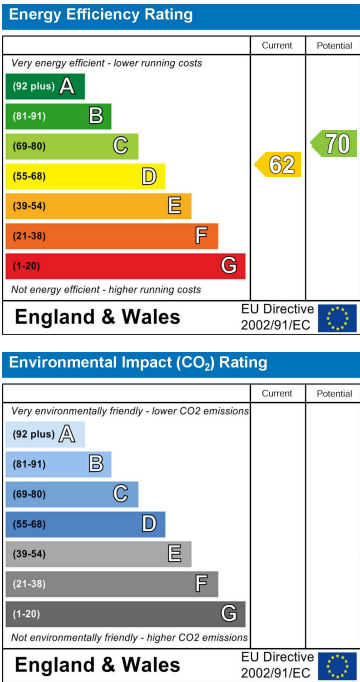
Total area: approx. 409.0 sq. metres (4402.8 sq. feet)

Plan produced by www.firingservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using Planity.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.