



Craythorne Hall, Craythorne Road,
Rolleston on Dove, Burton-on-Trent



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Offers over £850,000



Key Features

- Imposing Period Residence
- Desirable Semi Rural Location
- Extensive Gardens/Grounds Extending To Over 2 Acres
- Impressive Stone Facade
- Generous Accommodation Extending To Over 4000 sqft
- Envable Location
- EPC rating Exempt





A very desirable period residence in this secluded semi-rural location between the villages of Stretton & Rolleston on Dove. The location is particularly convenient for the facilities offered within the village of Rolleston and Stretton, both within 1 mile, with the A38 approximately 1.5 miles away. Standing well back from the road within formal gardens and grounds extending to over 2 acres the property enjoys excellent views from the principal reception rooms and bedrooms, enhancing the appeal of this splendid property.



Originally constructed in the mid 1800's by a prominent local family, the property has an attractive stone façade with an impressive Sandstone pillared entrance, which is approached via a long private driveway. Internally, there is a principal reception hall, together with an inner hall with winding staircase to first floor, two large reception rooms, rear hall, large breakfast kitchen, snug and rear porch, together with a cloak room and large cellar. At first floor level there is a galleried landing and rear landing leading to the principal bedroom suite, four further bedrooms, bathroom and shower room. The principal rooms have aspects to the west over formal gardens and fields, towards Rolleston on Dove. There is a patio area, pond, storage sheds and three garages. The driveway provides access to the adjoining neighbouring property (Craythorne Grange). The property is Grade II listed.

Accommodation In Detail

Stone Pillared Entrance Porch



Reception Hall 4.76m x 3.47m (15.6ft x 11.4ft)

having arched windows and part glazed entrance door with original shutters, imposing carved wood fireplace with tiled inserts and feature arch opening onto the

Inner Hallway

having Victorian style radiator and winding spindled staircase rising to first floor.

Lounge 5.33m x 7.04m (17.5ft x 23.1ft)

having cornice detail to ceiling with ornate frieze under, three full height sash windows to front and side elevations, dado rail, central heating radiator and two further dwarf radiators situated under window seats, three wall light points and ornate carved wood fireplace and mantle housing an open fire.

Dining Room 5.33m x 4.84m (17.5ft x 15.9ft)

having polished pine wood floor, full height sash window with window seat and Victorian style dwarf radiator under, cornice detail to ceiling, picture rail, dado rail, Victorian feature fireplace and serving hatch to kitchen.

Rear Hall 6.53m x 2.55m (21.4ft x 8.4ft)

having Victorian style radiator, cornice detail to ceiling, picture rail, full height built-in storage cupboards, dado rail, part glazed door and glazed screening to store room.

Cloak Room

having door to cellar. Dado rail.

Guest Cloak Room 2.56m x 1.76m (8.4ft x 5.8ft)

having wc with high level cistern, wash basin, tiling to walls and window to void.

Cellar

There is a large cellar housing the gas fired central heating boiler.

Store Room 2.86m x 2.14m (9.4ft x 7ft)

having eye level window to rear elevation, part glazed door and window to the rear hall.





Kitchen 5.93m x 5.48m (19.5ft x 18ft)

A large and spacious room having a comprehensive range of oak fronted base cupboards and drawers, marble work top, stainless steel sinks with mixer tap, ceramic hob with extractor canopy over, built-in eye level oven, peninsula bar, twin plate gas-fired Aga, serving hatch to dining room, full height larder cupboard and sash window to rear elevation. Doors lead to rear porch and snug.

Snug 3.83m x 3.03m (12.6ft x 9.9ft)

having coving to ceiling, Upvc double glazed double patio doors opening onto the patio and full height sash window to side elevation with original shutters.

Rear Porch/Utility 3.03m x 1.48m (9.9ft x 4.9ft)

having half glazed door to rear elevation, quarry tiled floor, base and wall cupboards, work top and appliance space.

On The First Floor

Three flight winding staircase leading to

Landing

having banister rail overlooking the staircase and eye level window.

Master Suite 6.1m x 5.49m (20ft x 18ft)

having sash windows to two elevations, two central heating radiators, coving to ceiling, ceiling rose and substantial range of built-in furniture comprising wardrobes and cupboards.

En-Suite 3.13m x 2.91m (10.3ft x 9.5ft)

having bath, separate shower cubicle, 'His & Hers' wash basins, wc, sash window to side elevation and large full height airing cupboard.

Shower Room/Wet Room

having walk-in twin sized shower cubicle, wc, wash basin, ladder style radiator and window to rear elevation.

Bedroom Two 5.32m x 4.86m (17.5ft x 15.9ft)

having sash window to side elevation, coving to ceiling and ceiling rose.



Inner Landing

having a range of shelving and built-in cupboards.

Bedroom Three 3.02m x 2.78m (9.9ft x 9.1ft)

having sash window to side elevation, coving to ceiling and cast feature fireplace.

Bedroom Four 5.32m x 4.15m (17.5ft x 13.6ft)

having windows to front and side elevations, cast feature fireplace and range of built-in wardrobes with cupboards over.

Bedroom Five 4.74m x 3.55m (15.6ft x 11.6ft)

having sash window to front elevation which opens onto a balustraded balcony, one central heating radiator, three wall light points, coving to ceiling, wash basin set within wardrobes and further wardrobes.

Main Bathroom 3.29m x 3.43m (10.8ft x 11.3ft)

having three piece ivory suite comprising bath, wc, wash basin, tiling to walls, separate shower cubicle, coving to ceiling, sash window to the void. and built-in store cupboards.

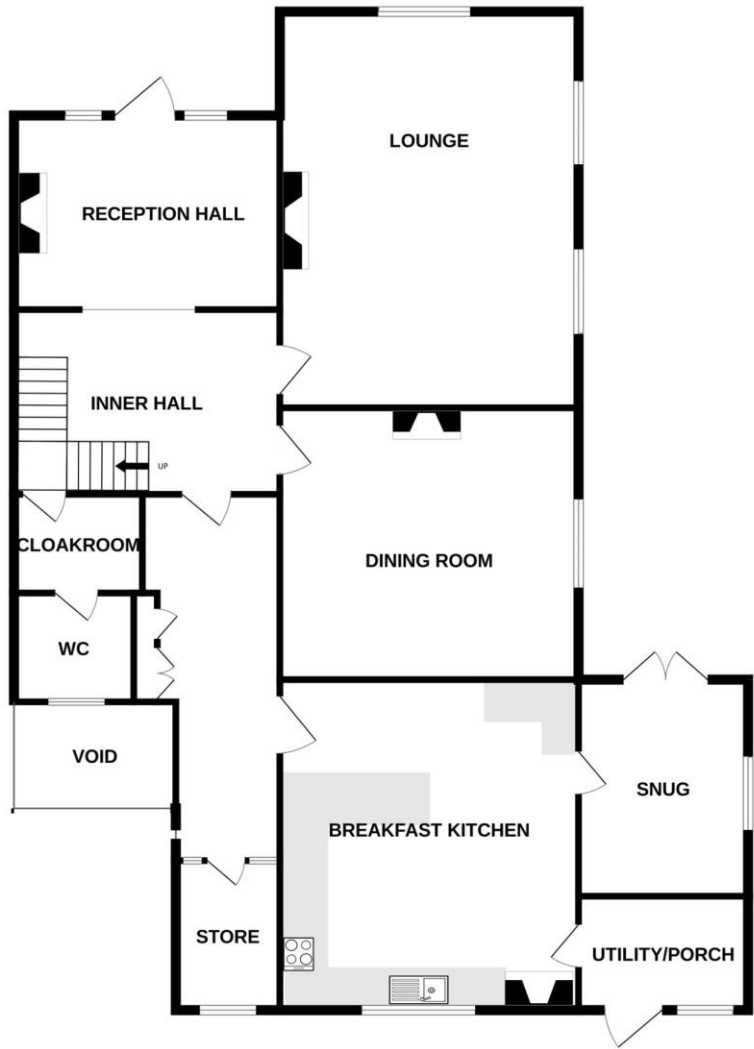
Outside

The property is approached via a gravelled driveway opening onto a parking/turning area and access to a double garage. Adjacent to the garage there is an enclosure with a large shed, greenhouse and single garage/shed. There is also an enclosed paved area to the north side of the property. Extending to nearly two acres, the gardens lie predominantly to the west with a large ornamental pond and formal flower beds. lawns lead to a "ha-ha" with steps to a gravelled walk with stone balustrades and steps to the main garden. There is a sunken patio with ornate feature stone surrounds. The gardens are laid to grass with a variety of established trees and hedge row boundaries.

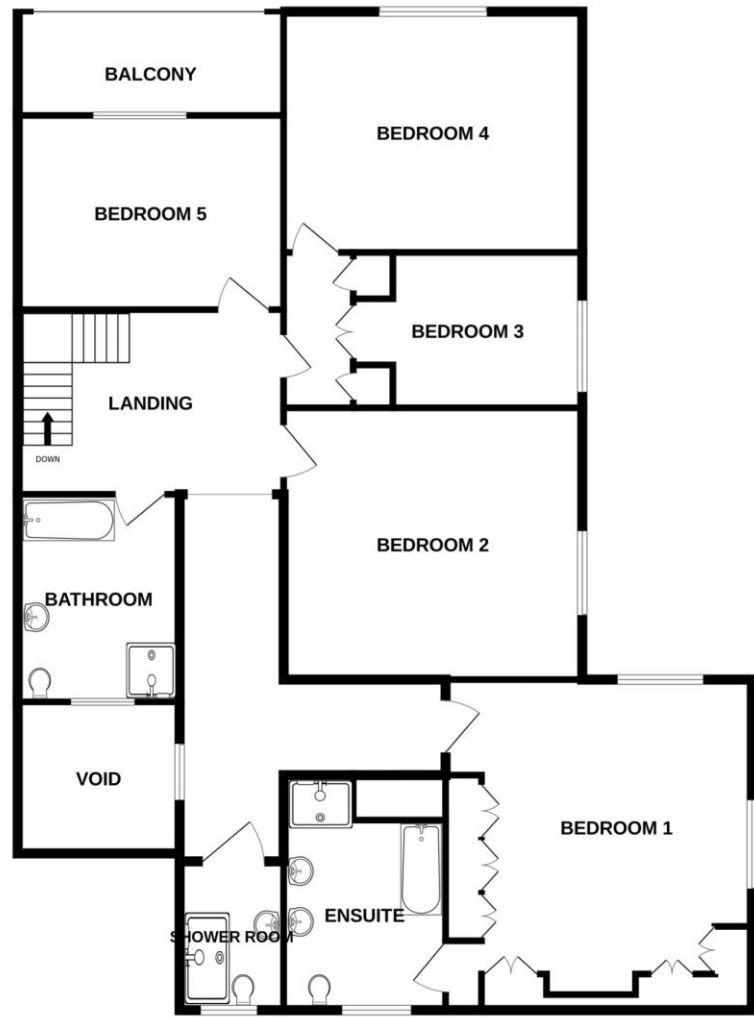




GROUND FLOOR
1894 sq.ft. (176.0 sq.m.) approx.

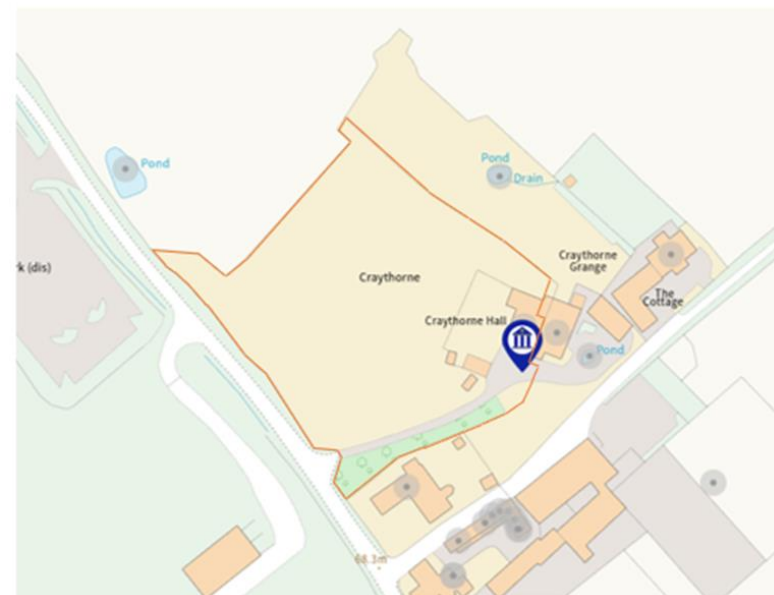
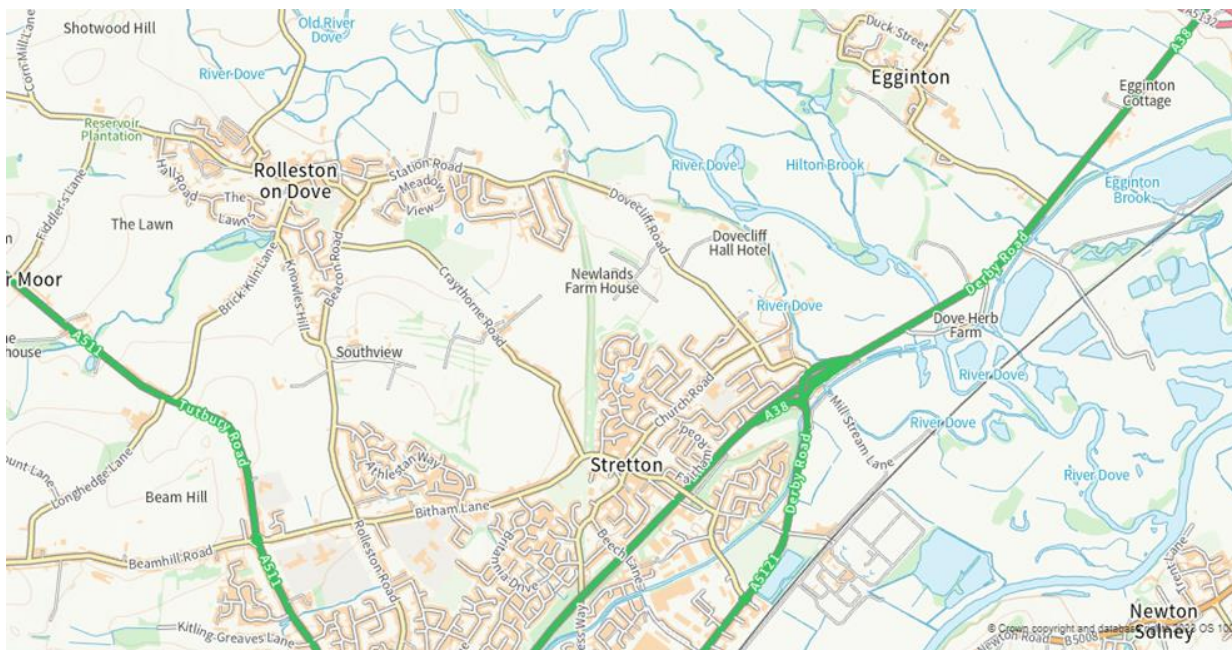


1ST FLOOR
1860 sq.ft. (172.8 sq.m.) approx.



TOTAL FLOOR AREA : 3754 sq.ft. (348.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains gas, water and electricity are connected, drainage is private and shared with the neighbouring property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

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