

# Fletcher & Company

## 4 Bretby Mews Bretby Park, Bretby, DE15 0RB

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Offers Around £650,000

Freehold

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- Rarity on the Market
- Beautiful Period Mews Residence
- Courtyard Setting
- Stunning Open Views
- Totally Remodelled and Refurbished Throughout
- Exceptionally Well Appointed Living Accommodation
- High Specification Fitted Kitchen & Bathroom/En-Suite
- Stylish Terrace with Lawned Garden
- Fabulous Semi-Rural Location & Delightful Walks in Surrounding Open Countryside
- Viewing Highly Recommended







## Summary

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This is a stunning three/four bedroom mews residence set in an exclusive location in this quiet, semi-rural position affording fabulous views over neighbouring open fields. The property has undergone a full schedule of improvements/redevelopment and now comprises exceptionally well-appointed, superbly presented two storey home in a courtyard development within the historic village of Bretby.

The property is set back over two floors and features gas central heated accommodation comprising spacious entrance hall, inner hallway, superbly appointed ground floor shower room, spacious living room with feature media wall and two large picture windows overlooking garden and fields beyond.

There is a fabulous, high specification fitted kitchen with stylish units, quartz worktops and built-in appliances. This is a delightful light and airy room, courtesy of its dual aspect with window to front and bi-fold doors to rear. There is an inner lobby/utility cupboard, ground floor study and playroom/forth bedroom.

The first floor accommodation features a landing area with door to the principle suite comprising bedroom with French doors and glass balustrade affording magnificent aspect, dressing area with bespoke fitted wardrobes and extremely stylish en-suite bathroom. There are two further double bedrooms and superbly appointed bathroom.

To the rear of the property is a stylish garden featuring a paved terrace and lawn as well as outdoor lighting.

Bretby Mews was previously the stable block and coach house serving Bretby Park. The building now comprises a handful of residential properties with Number 4 accessed through the gated Clock Tower creating a fabulous first impression.

# F&C

## The Location

The property nestles amid attractive open countryside, surrounded by fields providing delightful walks in the surrounding open countryside. Local places of interest include a garden centre and Burton-On-Trent Golf Club. The town of Burton-On-Trent offers an excellent range of facilities along with Derby also being within easy reach. Other nearby places of interest include Calke Abbey in Ticknall, Foremark and Staunton Harold Reservoir. Nearby schooling in neighbouring Repton includes the famous public school, St Wystans Primary School and Repton's feeder school of Repton Prep in neighbouring Milton. There is also Dame Catherine Harpur's School and Nursery in Ticknall.

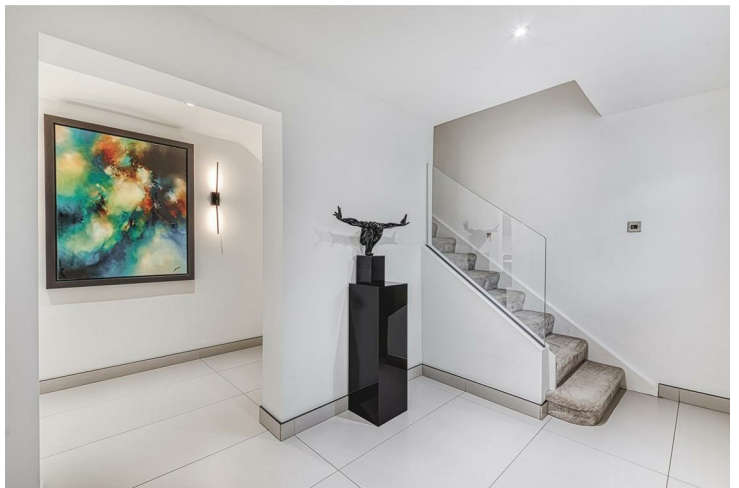
From the A511 from Burton, turn left into Geary Lane. At the end of Geary Lane, turn right into Mount Road proceeding down the hill. On the left hand bend turn right onto an unadopted track and Bretby Mews will eventually be located on the left hand side.

## Accommodation

### Entrance Hall

12'9" x 6'10" (3.91 x 2.10)

A stylish entrance door provides access to impressive entrance hall with central heating radiator, feature tiled flooring, staircase to first floor with glass balustrade and window to front.



### **Superbly Appointed Shower Room**

6'11" x 5'1" (2.11 x 1.57)

Appointed with a stylish suite in white comprising low flush WC, vanity unit with wash handbasin and shower cubicle, feature tiles to floor and walls, fitted mirror and window to front.



### **Inner Hallway**

16'0" x 5'2" (4.89 x 1.58)

Having a continuation of the feature tiled floor, central heating radiator and understairs storage cupboard.





## Spacious Lounge

19'2" x 15'5" (5.85 x 4.71)

A delightful light and airy room courtesy of two generously sized window to rear overlooking fields and garden, feature ceiling with mood lighting, fabulous media wall with space for flat screen TV and log effect electric fire.



### High Specification Fitted Kitchen

21'10" x 12'0" (6.67 x 3.66)

Comprising quartz worktops, matching breakfast bar, SMEG induction hob with additional single gas ring, wine fridge, SMEG double oven, integrated fridge freezer and dishwasher, stainless steel sink unit with mixer tap with smoked glass display cabinet over, recessed ceiling spotlighting, dual aspect with window to front and sealed unit double glazed bi folding doors to garden. There is a good-sized dining area with further spotlighting and doorway to inner lobby.



### Inner Lobby

6'6" x 4'8" (2.00 x 1.44)

With central heating radiator and continuation of tiled flooring.





## Study

9'7" x 7'8" (2.93 x 2.34)

With central heating radiator, feature tiled flooring, two exposed beams and recessed ceiling spotlighting and picture windows to rear and side.



### Playroom/Bedroom Four

14'0" x 7'10" (4.28 x 2.39)

With recessed ceiling spotlighting and window to front.



### First Floor Accommodation

#### Landing

7'0" x 2'11" (2.14 x 0.90)

With central heating radiator.





### Principle Suite

16'1" x 9'5" (4.92 x 2.88)

Comprising a bedroom area with mirror fronted central heating radiator, double glazed French doors with glazed Juliette balcony affording stunning views and open access to the dressing area.



### Dressing Area

12'0" x 7'4" (3.66 x 2.26)

With bespoke fitted wardrobes to either side providing excellent storage facilities, recessed spotlighting and Velux window.



## Stunning En-Suite Bathroom

7'10" x 7'6" (2.41 x 2.29)

Having feature, luminated tiled wall and further floor and wall tiles, low flush WC, vanity unit wash handbasin with drawer beneath, magnificent free standing bath with mixer tap and shower attachment, central heating radiator and Velux window.





### Double Bedroom Two

16'2" x 9'8" (4.94 x 2.95)

With central heating radiator and window to rear with magnificent view.



### Double Bedroom Three

9'8" x 9'2" (2.96 x 2.81)

With central heating radiator, recessed storage, recessed ceiling spotlighting and window to front.



### Superbly Appointed Principle Bathroom

12'6" x 6'2" (3.83 x 1.90)

Comprising floor and mainly wall tiles with a white suite comprising vanity unit with twin ceramic sink units, storage space and shelving beneath, low flush WC, free standing bath with mixer tap over, useful recessed storage with integrated TV, feature exposed beam, recessed ceiling spotlighting and window to side.





## Council Tax Band F



### Furniture

Please note, many of the items of furniture within the property are available to purchase by separate negotiation.

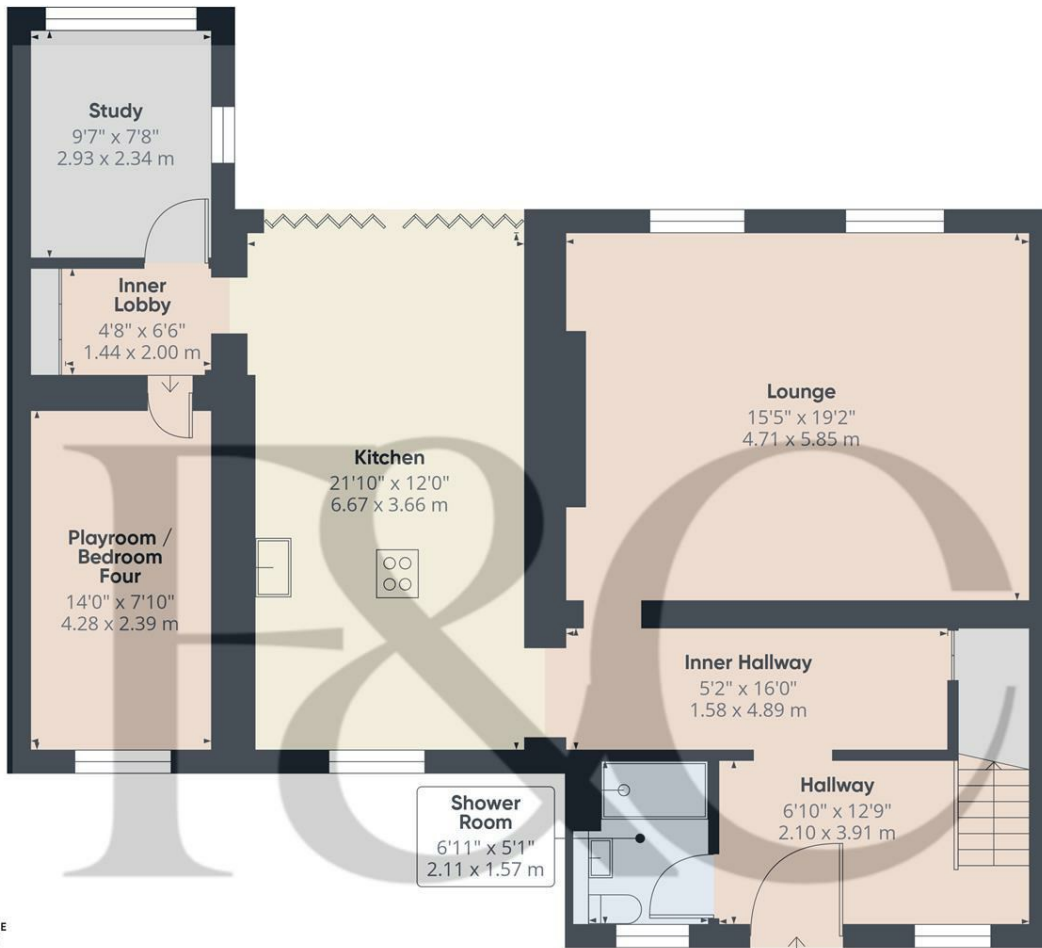
### Services

Please note we believe the property benefits from mains water, gas and electricity. Buyers are advised to get this checked by their legal representatives. We have also been advised the property has a shared septic tank subject to a periodic charge for emptying.









Floor 0

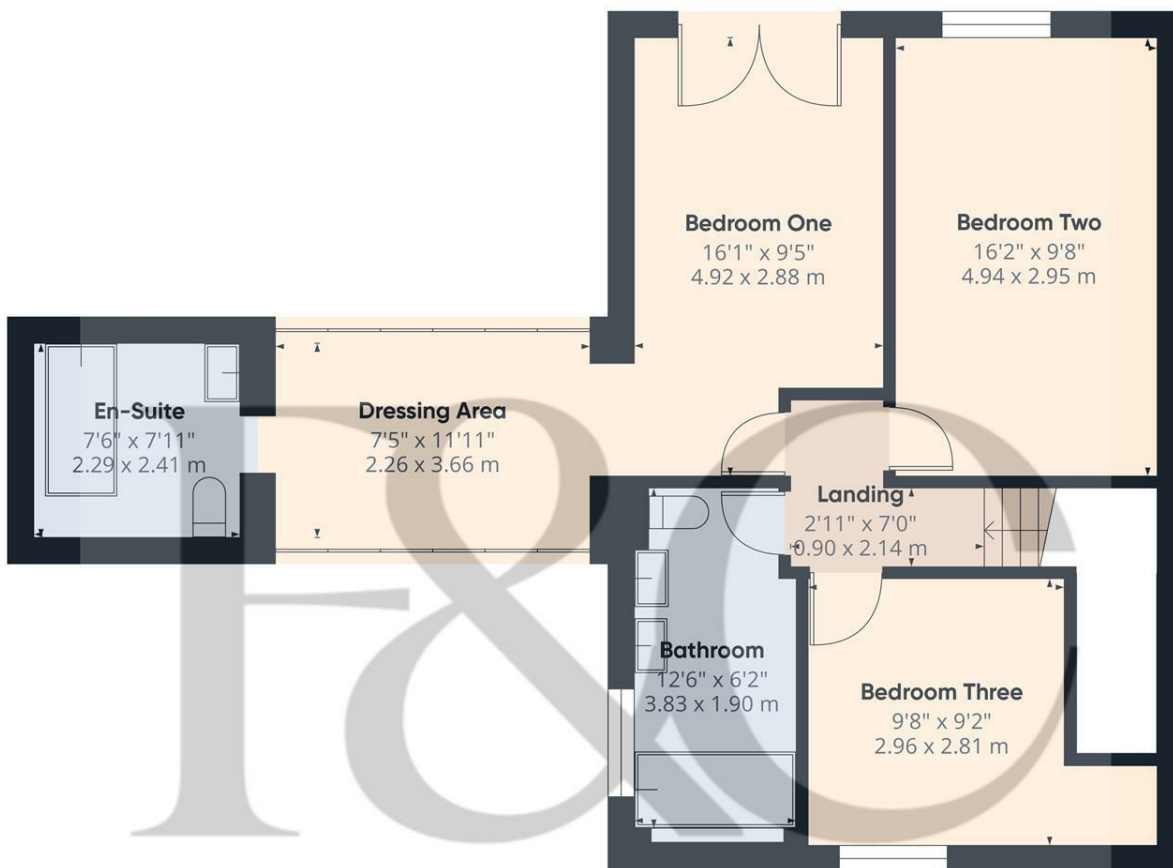
Approximate total area<sup>(1)</sup>

1013 ft<sup>2</sup>  
94.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 1

Approximate total area<sup>(1)</sup>

662 ft<sup>2</sup>  
61.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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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4 Bretby Mews Bretby Park  
Bretby  
DE15 0RB

Council Tax Band: F  
Tenure: Freehold



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	