

Woodyard Lane

Foston, Derby, DE65 5PY

John 
German





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£625,000

A superb period farmhouse, together with an excellent range of traditional brick and tiled horseshoe barns set around a courtyard and standing in attractive, well screened ornamental garden and grounds all extending to 1.2 acres offering fantastic development potential.



This spacious farmhouse offers plenty of character and together with the barns, could successfully be developed further, either as residential or possibly commercial uses (subject to obtaining appropriate planning consent).

There is a panelled entrance door leading into reception hall with beamed ceiling and stairs off having balustrade. Off here, is a large, attractive dual-aspect lounge, again with revealed beams and a feature stone inglenook fireplace with inset electric fire and French doors opening out onto the gardens.

On the other side of the hall is the large, open-plan dining kitchen. The dining area enjoys exposed beams with dual-aspect windows and a deep inglenook recess with brick bar featuring beam over, plus an opening leading to the spacious kitchen having base and wall mounted units, extensive worktops and peninsular unit with inset 1.5 bow stainless steel sink and mixer tap having tiled splashbacks. Additionally, there is an inset ceramic hob with extractor over, microwave, electric oven, dishwasher and fridge. Tiled flooring runs throughout, with the additional features of brick pillars and beams.

Off the kitchen is a good-sized utility, again equipped with base and upright cupboards with worktops, a stainless steel sink with mixer tap having tiled splashbacks, further appliance spaces with plumbing for automatic washing machine, and access to a rear hall where patio doors lead to the rear, plus a cloakroom/WC.

On the first floor is a light and spacious landing with balustrade giving access to four excellently proportioned double bedrooms, two of which have built-in storage. These are served by an attractive bathroom having corner spa bath in a tiled surround with pedestal wash basin, tiled quadrant shower with glazed enclosure, and heated towel rail. Adjacent is a separate cloakroom/WC.

The property is set in gardens and grounds extending to approximately 1.2 acres and is approached via a generous driveway with electric gates leading to an ample parking and turning area, together with access to the courtyard and range of buildings. Attractive, ornamental gardens surround the property and feature numerous superb pine and monkey puzzle trees, as well as a range of shrubs and planting. Further, are extensive lawns and borders with paved patio areas offering a high level of privacy. To the rear of the property is the boiler house, housing the oil-fired central heating boiler.

Adjacent to the main farmhouse is a range of excellent horseshoe brick and tiled traditional barns with a central concrete courtyard, all with electricity connected, plus an oil storage tank. These comprise a large barn, with up and over door (approximately 5m x 14.7) having fabulous roof trusses, hall to the rear with stairs off and a (9 x 5.57m) room above with exposed trusses.

A glazed porch opens into a pool room (13 x 5.5m) having a swimming pool with shower, WC, and changing rooms, together with a plant room. The pool is currently drained and unused. Adjacent to this is a further storeroom (5.5m x 5.44m), additional stables (10m x 4.84m), (4.5m x 4.85) and a further store (4.85 x 2.12). In addition to this, there is a brick garden shed and a separate open garage (approximately 5m x 4.25m). To the rear of the barns is an excellent area of paddock.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

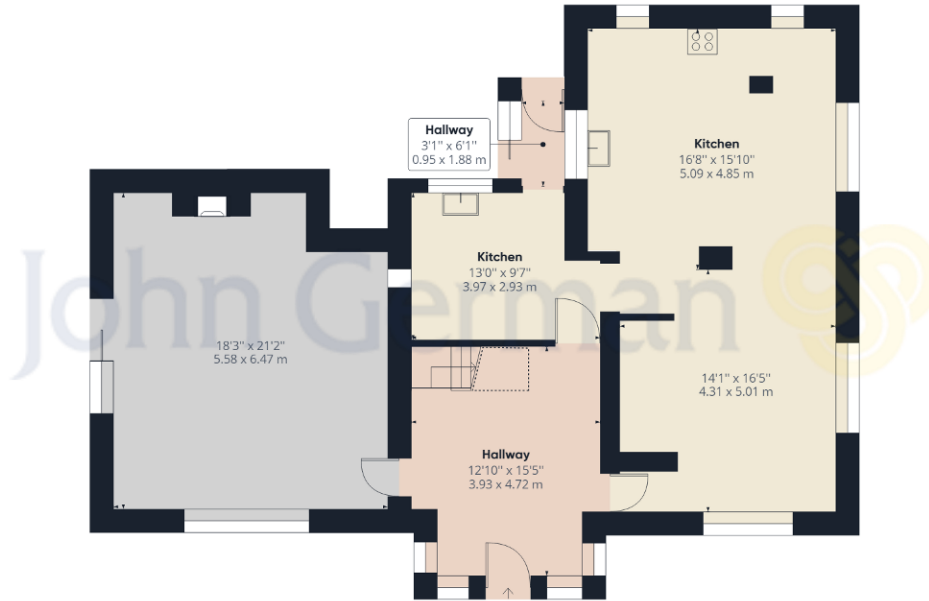
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning

Our Ref: JGA/29072022

Local Authority/Tax Band: South Derbyshire District Council / Tax Band G







Ground Floor Building 1

Approximate total area⁽¹⁾

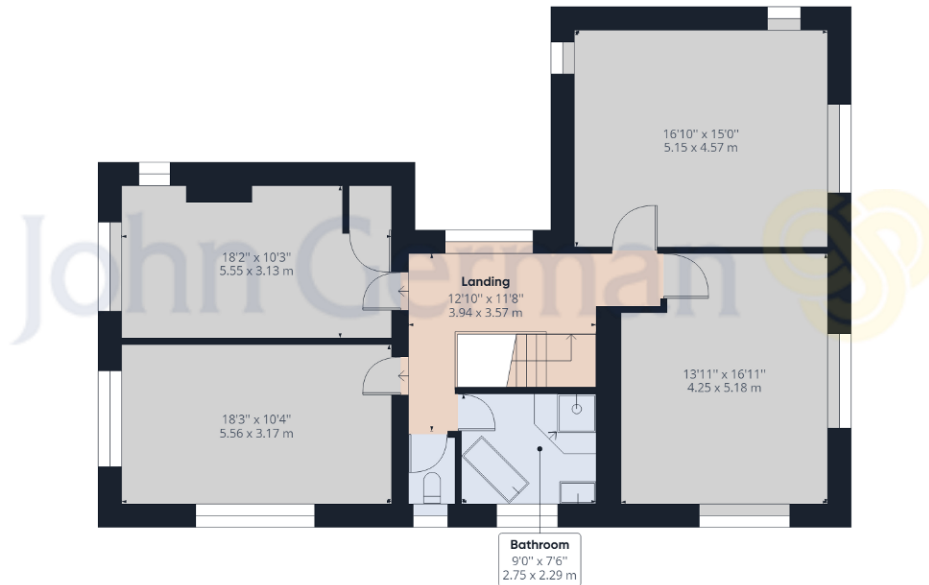
2288.05 ft²

212.57 m²

Reduced headroom

12.77 ft²

1.19 m²



(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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