



Rydeware House, 5 Woolstitch Park, Clifton Road, Netherseal, DE12 8BT

HOWKINS &  
HARRISON



Rydeware House,  
5 Woolstitch Park, Clifton Road,  
Netherseal, Derbyshire, DE12 8BT

Asking Price: £1,195, 000

Rydeware House forms part of an exclusive high quality development of just 5 individual homes. Located in the heart of the National Forest, occupying a generous 0.63acre plot with enviable open views. Boasting over 3700sqft of accommodation arranged over one level, in brief comprising; entrance hall, cloakroom WC, 26ft high specification living kitchen with utility room off, two generous reception rooms with double doors opening to outside, inner hallway leading to five bedrooms and a dressing room, two bedrooms benefit from en-suite facilities and a main bathroom.

Externally approached via a private driveway and electrically operated gates lead to a gravel parking apron and a triple garage. A second double garage has a staircase leading to a first floor level/study. There is a mature rear garden with two patio seating areas and open countryside views to the East.



## Location

Occupying a prime setting on a quiet lane off Clifton Road, in the village of Netherseal. Netherseal located in the parish of South Derbyshire, is situated approximately 5 miles south of Swadlincote and 6.2 miles west of Ashby de la Zouch. The village is located just off the A444 trunk road with road links to Burton and Nottingham via the A42/M42 as well as a direct link to London from Tamworth Station, just 9 miles away. The village is well served with local amenities including St Peters C of E Primary school with 'good' Ofsted rating, and a choice of nearby Independent schools including Repton School, Twycross House School and The Dixie Grammar School. The village has the beautiful St Peters church, a village hall, and tennis club, with more comprehensive facilities a short distance away in the very nearby villages of Clifton Campville and Lullington, both the Colville Arms and Green Man public houses may be found here. Located in the heart of the National Forest, this family home benefits from many country walks and cycle routes, as well as Rosliston Forestry Centre, Conkers visitor centre, Moira Furnace and Calke Abbey all a short drive away.

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 Land App



## Accommodation Details - Ground Floor

An entrance door to the side of the triple garage opens into a hallway with cloakroom WC off, integral door leading into the garage block and a separate quality fitted utility room. Entry then is into the hub of this delightful home, the open plan living kitchen which has recently been re-fitted with quality, bespoke units, ample work surface areas and a matching chef island, with breakfast bar seating. There are a range of high specification appliances including wine cooler, microwave, fridge, freezer, two dishwashers, boiling water tap a five oven Aga with two hot plates and a warming plate with extractor hood above. A bank of units to the rear wall opens into a fantastic pantry. There is ample space to accommodate a dining table and seating. French doors lead out onto the rear patio.

Double doors from the kitchen lead into a dual aspect tv room laid with travertine flooring, brick built open fire double opening doors again leading onto the rear patio. There are then double doors leading into a dual aspect 25ft games room with feature fireplace, a light and spacious versatile room.

A secondary inner hallway separates the living areas from the bedroom accommodation. Bedrooms one extremely generous in size and bedroom two, both have dual aspect windows and their own en-suite shower rooms. Bedrooms three, four and five are serviced by the large four-piece family bathroom with Porcelanosa sanitaryware and tiling.

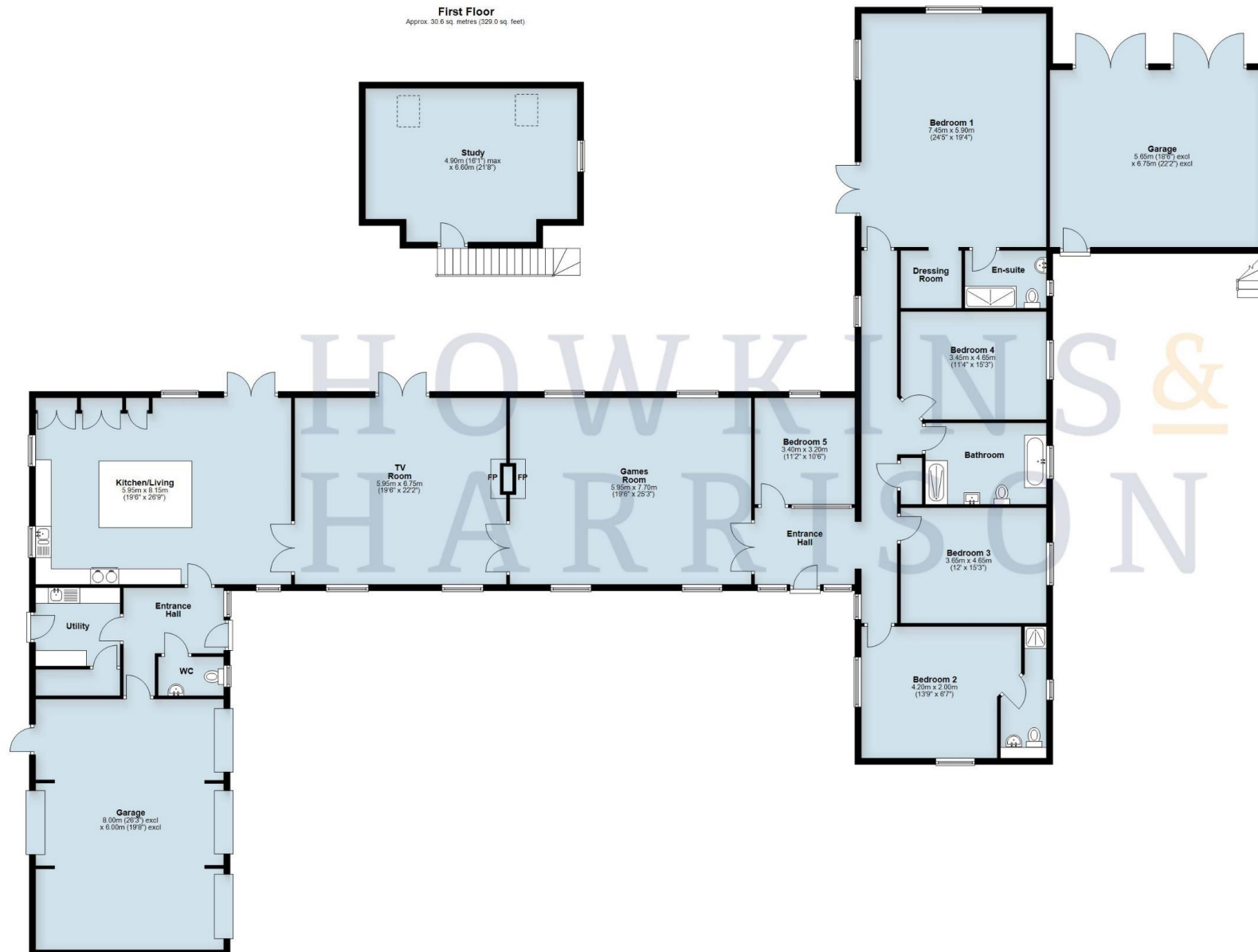






**Ground Floor**  
Approx. 316.6 sq. metres (3409.9 sq. feet)

**First Floor**  
Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 347.4 sq. metres (3738.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate. No responsibility is taken for errors, omission or mis-statement. Items such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using Planit.

## Features

- Charming detached country home
- Heart of the National Forest village location
- Close to excellent road commuter links
- Mix of open plan living and versatile rooms
- Five bedrooms, two en-suites & bathroom
- Recently re-fitted deVOL kitchen
- Underfloor heating throughout
- Integral fire alarm system and high-speed broadband
- Vaulted ceiling and attractive beams
- Robinsons Greenhouse & Arctic Cabins BBQ hut both included in the sale
- 0.63 acre mature garden plot





## Outside, Gardens and Grounds

Approached via a private driveway off Clifton Road leads to the electric gates of Rydeware House, There is a gravel parking apron and a triple garage with remote controlled doors, power and lighting and a courtesy door to the rear allowing for access into the garden. There is a further double garage with double opening doors to the south elevation, added by the current owners in 2016 and benefits from an independent driveway. The garages have power and light supply and an internal staircase leading to a large well-appointed first floor level/study. Ideal for conversion into an annexe with its own garden space (subject to the usual consents being obtained)

The Robinsons greenhouse and Arctic Cabins BBQ hut are both included in the sale.



A rare opportunity to acquire an individually designed family home boasting versatile, well presented accommodation, all on one level.

Set in a super position with open countryside views, close to excellent road links.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on Tel:01530-410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

## Council Tax

Band - G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

