

Tonge Lane, Breedon-on-the-hill

Derby, DE73 8AJ

John German





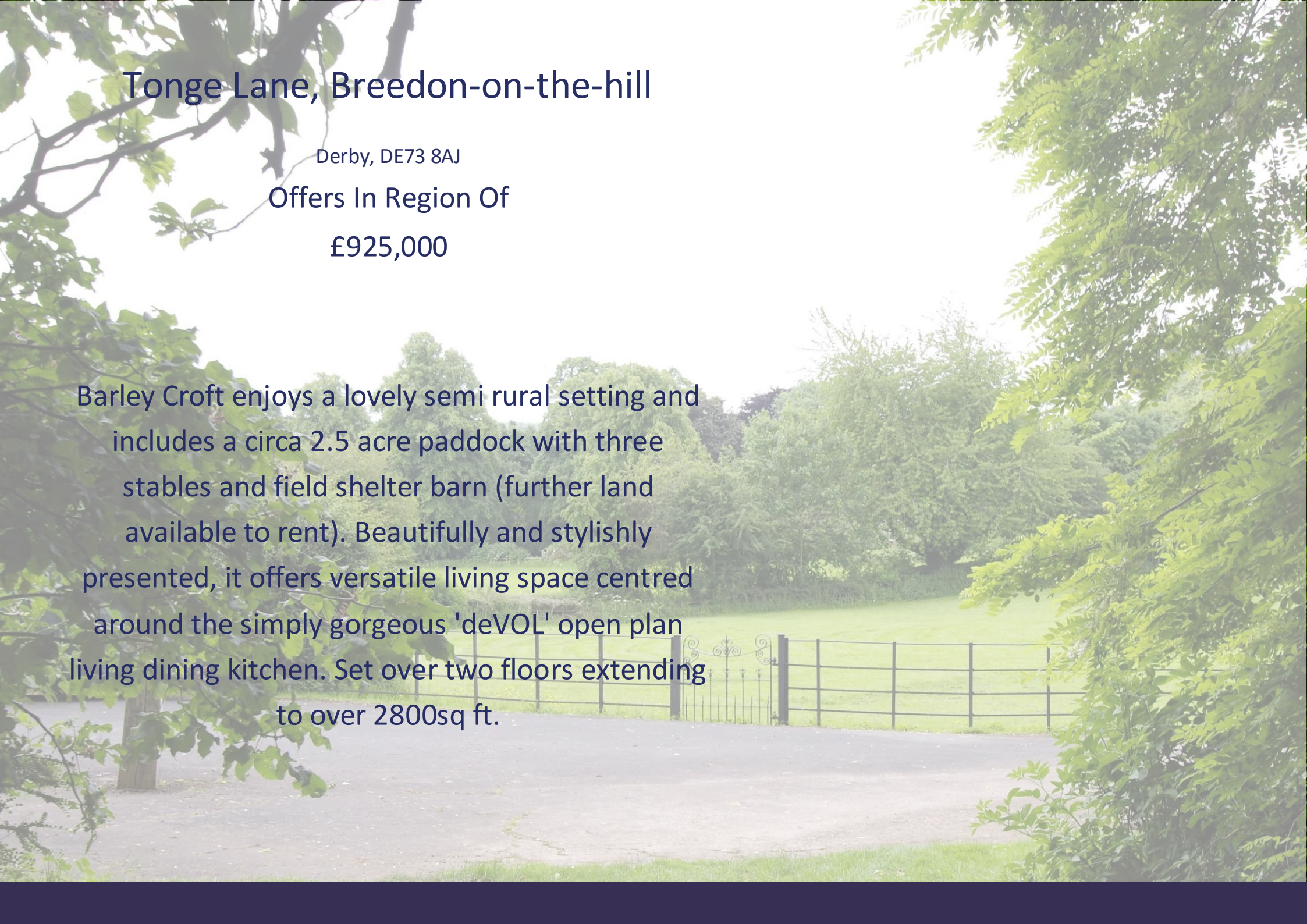
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Offers In Region Of

£925,000

Barley Croft enjoys a lovely semi rural setting and includes a circa 2.5 acre paddock with three stables and field shelter barn (further land available to rent). Beautifully and stylishly presented, it offers versatile living space centred around the simply gorgeous 'deVOL' open plan living dining kitchen. Set over two floors extending to over 2800sq ft.



This wonderful home nestles in the countryside on the edges of the villages of Tonge and Breedon-on-the-hill. It has been beautifully updated with a great eye for detail and offers spacious and versatile accommodation flooded with natural light through its many dual aspect windows and skylights. Externally you will find mature private gardens with copse, paddock and stabling, oak framed double car port and extensive parking.

There is a beautiful flow throughout the home from one space to another; we start our visit in an impressive central vaulted ceiling hallway with minstrel galleried landing above and warm oak flooring underfoot. The capacious sitting room features a lovely warming log burner, making the spaces cosy by night as it is airy by day. Light floods in through multiple aspect windows, and there is a glazed door taking you out to the rear gardens.

The deVOL artisan designed kitchen is utterly sublime and is surely the heart of this home. Shaker style cabinetry contrasts with beautiful natural stone worktops. There is a focal point black Aga at the heart of the kitchen and a gorgeous natural stone floor running throughout. There is more than enough room for the largest of dining tables for family and friends to gather around, and a casual seating area lies within the large bay picture window overlooking the front gardens.

Leading off the kitchen is a very useful boot room/entrance hall, and beyond large utility room.

For more formal occasions the impressive dining room with its French double doors to the rear terrace is just perfect.

Return to the hallway and along the corridor you will find a guest cloakroom and additional reception room/bedroom and the wonderful principal bedroom suite. It is a superb king size bedroom with views of the roses and garden to the rear, with a walk in wardrobe and an en-suite shower room to die for, with natural stone floor, large frameless walk in shower and a contemporary vanity wash basin.

Upstairs on the first floor you will find a galleried landing with seating and study area arranged around three more feature bedrooms, two of which have their own private luxury en-suites, and all of which enjoy views over the paddocks and surrounding countryside.

Outside, Barley Croft is approached from Tonge Lane along a partially shared long private drive approach, which culminates at the expansive driveway and oak frame double car port.

Opposite the property is an enclosed paddock of circa 2.5 acres with the benefit of three stables and field shelter. The formal gardens are delightful and feature a large raised terrace perfect for entertaining, with steps leading down to neat lawns flanked by maturely planted borders and a wisteria covered walkway taking you to a lovely natural pond and secluded shady section of the garden.

Please note: the property does have a shared driveway approach at the initial entrance with the neighbouring property.

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

Property construction: Brick

Parking: Drive and carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JG07062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













Ground Floor



Floor 1

Approximate total area⁽¹⁾

2838.53 ft²
263.71 m²

Reduced headroom

438.67 ft²
40.75 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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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