

Tonge Lane

Breedon-on-the-Hill, Derby, DE73 8AJ

John 
German





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Offers in excess of £1,000,000



Nestled in a secluded tree lined garden of circa 1 acre offering fabulous privacy lies The Old Vicarage with a sweeping gated driveway approach. This impressive property offers character living arranged over two floors with further potential to expand into the attic rooms - a truly wonderful home.

This beautiful home is on the edge of a delightful village setting surrounded by countryside with country walks from almost your very front door. It boasts a wealth of period features throughout with spacious and versatile accommodation over three floors and lovely gardens set around. Believed to date back to circa 1908, this is the first time in years that this home is available to the market making this an opportunity not to be missed!

Location - Breedon on the Hill is a small village that offers a good range of local amenities including a general store, two pubs with restaurants, school and a well known church that is located on top of the hill. The village is situated between the two local market towns of Melbourne and Ashby de la Zouch and also within easy reach of the A50, M1 and M42 motorways with good access to many Midland towns and cities plus Nottingham East Midlands airport.

The sweeping driveway leads you through wrought iron gates passing by the double garage and onwards to a turning circle with heaps of parking. Upon arrival at the property you make your way up some steps leading past flowering shrubs and lovely alliums to the entrance door set beneath a façade strewn with wisteria.

The ground floor features an entrance foyer with a second door opening into a welcoming reception hallway with original staircase leading off. Arranged around you will find a collection of reception rooms comprising a useful family room/study, a sumptuous dining room with feature fireplace and multiple aspect sash windows, and a living room again with feature fireplace, dual aspect with views to the side over the rose garden and views over the rear garden. French doors here open to the rear glazed conservatory which in turn leads you out into the gardens and patio area beyond.

An inner lobby from the hallway has a useful guest's cloakroom and beyond is a large family breakfast kitchen, a thoroughly contemporary affair with high gloss cabinetry, granite counters and returns. It is packed with appliances comprising a large Neff induction hob with extractor hood over, double ovens, warming tray, fridge and freezer. There is plenty of room for a large farmhouse style breakfast table where the whole family can gather round with ease making it the perfect hub of this family home.

Leading off the kitchen you will find a sizeable utility/boot room with matching kitchen units, appliance spaces and a very useful walk-in pantry/store room. A panelled door leads you out into an enclosed courtyard and access to the double garage.

Return to the hall and climb the stairs to the landing above and on the first floor are five fabulous sized bedrooms alongside two bathrooms and a separate WC, perfect for any size of family. The bedrooms all enjoy views across the grounds of The Vicarage.

From the first floor landing a door conceals a flight of stairs which leads up to the second floor and here you will find a collection of excellent attic rooms just crying out for conversion.

Outside is an oasis with pockets of gardens to be discovered all around the property. There are lovely lawned areas to the front (perfect for a tennis court!) and rear with an abundance of mature trees, bushes, flower beds and a lavender surrounded centred patio seating area perfect for summer evenings and al fresco dining. There is also a screened off area perfect for a kitchen garden and the property enjoys an east west aspect meaning sunshine whatever the time of day. Located at the end of the drive is a separate timber garage/workshop with double entrance doors, light and power.

AGENTS NOTE

Please note local planning application re: an additional holiday lodge and change of use of grazing land for siting of caravan/motorhomes with electric hook ups, siting of glamping tents and associated amenity block/infrastructure at Barleycroft, Tonge Lane, Breedon On The Hill, Derby.

Application reference 22/01312/FULM.

Plans are available at NWLDC council, plans are also available at our office.

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

Services: Oil fired central heating. Mains water, drainage, electricity 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

Our Ref: JGA/20062023

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







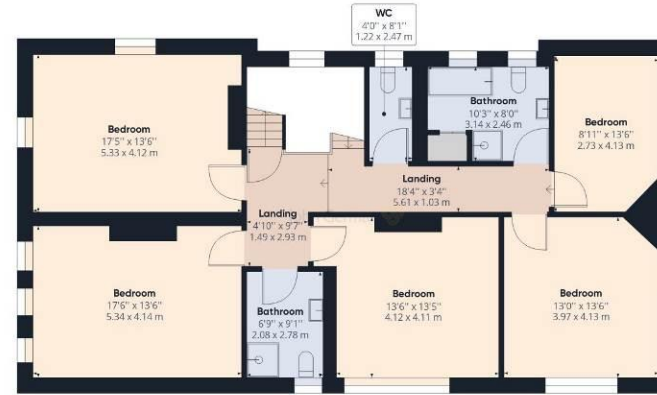








Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

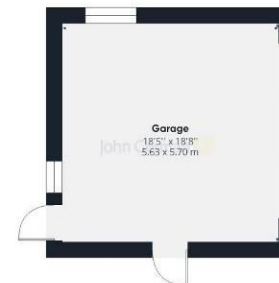
4096.61 ft²
380.59 m²

Reduced headroom

260.88 ft²
24.24 m²



Floor 2 Building 1



Ground Floor Building 2

(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.

GIRAFFE360



GROUND FLOOR



We warrant that we have taken all reasonable steps to ensure the accuracy of the description contained herein, but we do not warrant that the description is complete or that the property is as described. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The vendor accepts no liability for any errors or omissions. Made with MyPlan 1.0.0.0

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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



