



ROCK HOUSE

Newton Solney | Derbyshire



Welcome to

ROCK HOUSE



An outstanding Victorian home of immense charm and character, thoughtfully enhanced for modern living and set within glorious established grounds.

With beautiful gardens and enviable River Trent frontage, the property enjoys spectacular views and a truly idyllic setting in every season.

Accommodation

- Magnificent Victorian home in 2.56 acres of beautifully landscaped grounds
- Stunning riverside location
- Extensive accommodation of 7212 sq.ft
- Long gravelled drive and triple bay carport
- 4 stunning unique, character reception rooms
- Well appointed kitchen, pantry, utility and laundry
- Stunning garden room with triple aspect river and countryside views
- Master bedroom with ensuite bathroom and extensive dressing suite
- A further 5 large double bedrooms, 2 with ensuite
- 1 bedroom modern apartment, perfect as an annexe
- Additional independent entertaining space with direct access to courtyard garden and excellent potential as a substantial home office
- EPC rating E/Council tax band H

Village charm with excellent connectivity



Occupying a superb private position at the end of Church Lane in the sought-after riverside village of Newton Solney, Rock House combines rural tranquillity with excellent convenience. The village offers countryside and riverside walks, two popular pubs, an award-winning primary school, and easy access to Repton and Foremark Schools.

Believed to date from the late 18th century and rebuilt in the 1870s on the site of the original Rock Tower, Rock House occupies an elevated outcrop beside St Mary's Church, enjoying exceptional panoramic views across the confluence of the Rivers Trent and Dove. A flood risk assessment confirms the ground floor sits over 10 feet above the predicted level of a 1-in-1,000-year flood event.



on foot

Village centre	5 minutes
Local pubs	6 minutes
Junior School	4 minutes
Repton School	20 minutes



by car

Burton upon Trent	15 minutes
Derby	25 minutes
East Midlands Airport	35 minutes
Birmingham Airport	45 minutes



by train (direct)

from Burton	
(15 min drive)	
Birmingham	30 minutes
Edinburgh	4 hours
Plymouth/Exeter	3 hours
Bristol	2 hours
from East Midlands	
(35 min drive)	
London St Pancras	1½ hours
East Midlands Airport	35 minutes
Birmingham Airport	45 minutes







A long sweeping gravelled drive leads to a triple bay carport surrounded by 2.56 acres of beautiful landscaped gardens including well tended lawns together with an array of magnificent trees including a Blue Cedar, Sweet Chestnut, Holly and Poplar all adding maturity to the house.

These grounds lead around to the river bank where you can enjoy life on the water with a spot of paddleboarding, kayaking or fishing.



An imposing oversized entrance door with stained-glass panels opens into a welcoming porch, beyond which lies a truly impressive reception hall. Showcasing the home's period grandeur, it features elegant archways, intricate cornicing and a stunning panelled staircase that sweeps gracefully to the first floor.





The home's orientation has been thoughtfully designed to capture sunlight throughout the day.

To the left of the reception hall is a charming morning room, featuring an open fire, an impressive bay window to the front and an additional side window that fills the space with natural light while offering attractive views of the garden.





Bathed in natural light, the living room offers stunning river views through two windows, including a panelled bay with a window seat and a large glazed bay framing the garden beyond.

A striking period fireplace with an open fire provides a cosy focal point, complemented by beautiful original cornicing.

Lying adjacent is the formal dining room that also has a period fireplace and enjoys those river views.

The beautiful east-facing courtyard garden is bathed in morning sunshine, creating a wonderful space to relax with a coffee to start the day.







At the heart of the home is a well-appointed L-shaped kitchen featuring an attractive range of units, quality work surfaces, an Aga, and an electric hob and oven. A separate preparation area provides additional workspace and room for a fridge/freezer.

Leading off the kitchen, the breakfast room opens into one of the property's many standout features - a stunning garden room with triple aspect river and countryside views. This light-filled space also benefits from a roof lantern and underfloor heating.



Additional rooms on the ground floor include a spacious study with fireplace, large cloakroom with WC, a substantial utility/ laundry room, a rear boot room that is easily accessed from the triple bay carport plus a large store and pantry.

The main cellar, accessed from the hall, features a superb vaulted ceiling in addition to a second cellar.





Currently used as a dedicated entertaining space, this generous room on the north-east side of the house offers excellent potential as a large home office.

Opening directly onto the courtyard-style garden, it provides a peaceful and private setting away from the main living accommodation.





The first-floor landing is rich in period character, beautifully illuminated by a stained-glass roof light.

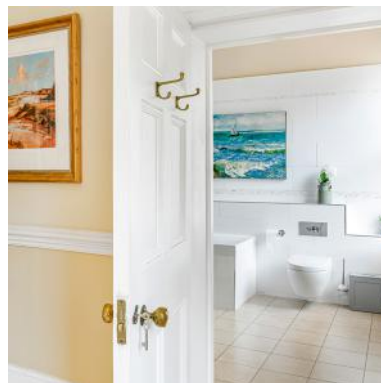
The superb master suite includes a generous bedroom with attractive garden views, a luxurious en suite with both bath and separate shower, and an exceptional dressing suite.





The luxurious dressing suite provides extensive storage and a dedicated space for dressing and relaxation

Fitted with a wealth of fitted wardrobes and enjoying a comfortable seating area with far-reaching views, this versatile space could also be converted into an additional bedroom if desired.





Bedroom two is also a stunning bedroom with a bay window framing river views and a 'Jack & Jill' style approach to a well appointed en suite shower room.

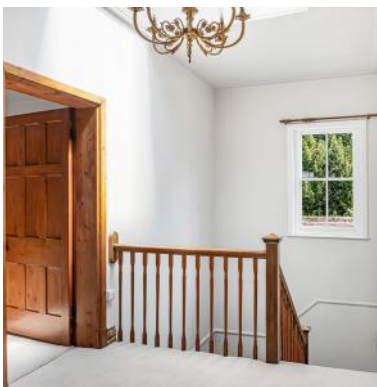




Bedroom three has its own en suite. Bedrooms four and five are both good sized double rooms.

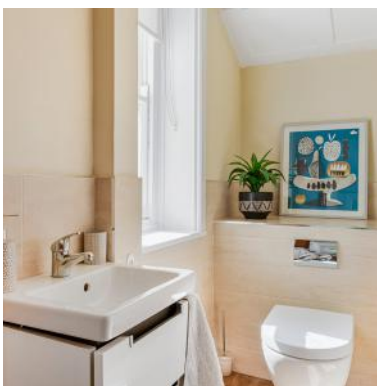
There is also another room with fitted cupboards.





The apartment is a superb self-contained annex providing flexible accommodation for multi-generational living, dependent relatives, or guests.

Accessed via a second staircase off the ground floor boot room, this superb modern space has an open plan feel and consists of a generous living/dining area, breakfast kitchen, large bedroom, shower room and WC.

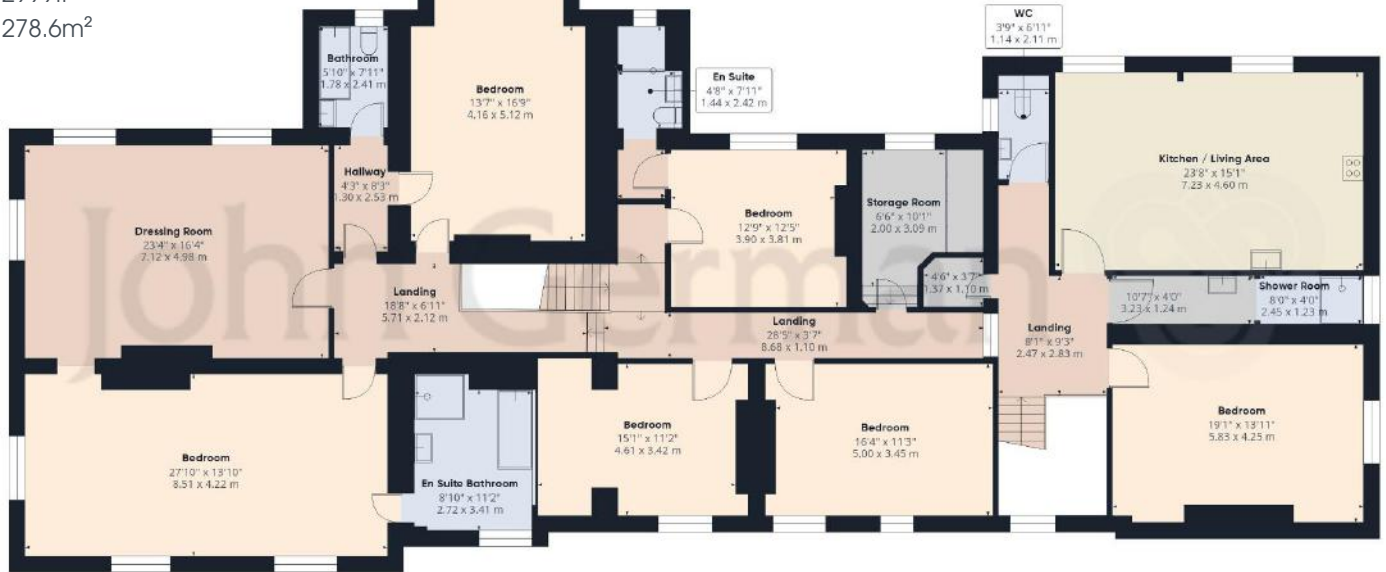




First Floor

Approximate total area:

2999ft²
278.6m²



Lower Ground Floor

Approximate total area:

443ft²
41.1m²

