**Ivanhoe,** Ironwalls Lane, Tutbury, DE13 9NH

PH RESIDENTIAL

**Holding an enviable position close to the heart of the village and overlooking Tutbury Castle and Church views, Ivanhoe is a traditional 1930s home offering extending interiors, five good sized bedrooms and a secluded wrap around garden plot. With generous accommodation ideal to suit a growing family, this well presented home showcases characterful features such as an open fireplace to the lounge, an original staircase and Doors, traditional architraves and picture rails, with plenty of scope to remodel and upgrade further if desired.**

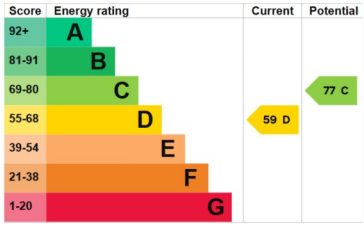
**From Ironwalls Lane there is a detached double garage with studio above, as well as parking for a number of vehicles. A footpath from the lane and driveway approach the property, where a wrap around slate terrace leads to both the side hallway and the reception hall. There is a front facing sitting room and the spacious dining kitchen has a traditional pantry with quarry tiles and original thrall, with a second reception room being an ideal playroom or snug. A large utility room and cloakroom are also set to the ground floor. Stairs rise to the first floor accommodation, where four double bedrooms and a fifth single room share use of a four piece family bathroom and a master en suite. The landing window also enjoys idyllic views towards both the village church and Tutbury Castle. Outside, well tended gardens wrap around the property, being arranged in various levels and enjoying an excellent degree of privacy. Ivanhoe is serviced by mains gas central heating, double glazed windows and mains drainage.**

**Ivanhoe is ideally positioned** in the village, being within a short walk of both the village centre and surrounding countryside. This handsome and historic village benefits from a superb array of amenities including boutique shops, pubs, restaurants and cafés, a post office, doctor's surgery, pharmacy, hairdressers, and a village hall, centrered around the character High Street. The village hosts a traditional farmers' market four times a year and historic interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568.

**The property lies within catchment** for the Richard Wakefield Primary School in Tutbury feeds into DeFerrers Academy in Stretton, and the John Taylor Free School is also within a short drive.

**Further amenities** can be found in Rolleston on Dove where there are pubs and a Co-Op, and the market town of Burton on Trent provides excellent shopping and leisure facilities including supermarkets and a shopping centre. The property is placed well for links to the A50, A38 and A515, and convenient rail links are easily accessible from either Tutbury & Hatton or Burton on Trent's railway station.

- **Traditional Detached 1930s Residence**
- **Extended & Generously Proportioned**
- **Landscaped Wrap Around Gardens**
- **Tutbury Castle & Church Views**
- **Traditional Reception Hall**
- **Two Reception Rooms**
- **Family Dining Kitchen**
- **Utility, Rear Hall & Cloakroom**
- **Five Bedrooms (Four Doubles)**
- **En Suite & Family Bathroom**
- **Detached Double Garage with Studio above & Parking**
- **Walking Distance to Village Amenities**



**Reception Hall** 4.24 x 1.8m (approx. 13'11 x 5'10)
The front door opens into this spacious hallway, having stairs with an original bannister rising to the first floor accommodation. Traditional doors open into:

**Sitting Room** 4.87 x 3.6m (approx. 15'11 x 11'10)
A good sized reception room having a bay window to the front and an open fireplace with art deco style carved mantle piece and tiled inlay

**Family Dining Kitchen** 5.55 x 4.06m (approx. 18'2 x 13'4)
Extending to a good size, the kitchen has windows to two sides and is fitted with a range of wall and base units housing an inset sink and integrated appliances including a dishwasher, fridge and oven with gas hob above. There is ample space for a dining table and chairs, and the kitchen has tiled flooring and a door opens into the **Pantry** 2.2 x 0.88m (approx. 7'2 x 2'10), having the original thrall and quarry tiled flooring

**Family Room** 4.0 x 2.4m (approx. 13'1 x 7'10)
A versatile reception room ideal as a playroom or snug, having dual aspect windows

**Utility** 3.96 x 2.4, 1.3m (approx. 13'0 x 7'10, 4'3)
Base units house an inset sink, a Samsung washing machine and a Bosch tumble dryer, with a further low level Belfast sink to one side. A door opens out to the rear aspect and there is space for a fridge freezer

From the kitchen, an opening leads into the **Entrance Hall** facing the side of the property, having tiled flooring, a door out to the side and a door into:

**Cloakroom**
Having a pedestal wash basin, WC, tiled splash back and an obscured window

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Stairs rise to the **First Floor Landing**, where there is access to the loft and a window to the side overlooks idyllic views towards Tutbury Castle and the village Church. Panel doors open into:

**Master Bedroom** 3.33 x 3.12m (approx. 10'11 x 10'3)
A spacious double room having a window to the side aspect and private use of:

**En Suite** 2.36 x 1.23m (approx. 7'9 x 4'0)
Comprising pedestal wash basin, WC and double shower, with tiled splash backs and an obscured window to the rear

**Bedroom Two** 3.31 x 3.09m (approx. 10'10 x 10'1)
Having a window to the side aspect

**Bedroom Three** 3.9 x 2.6m (approx. 12'9 x 8'6)
With a window to the side

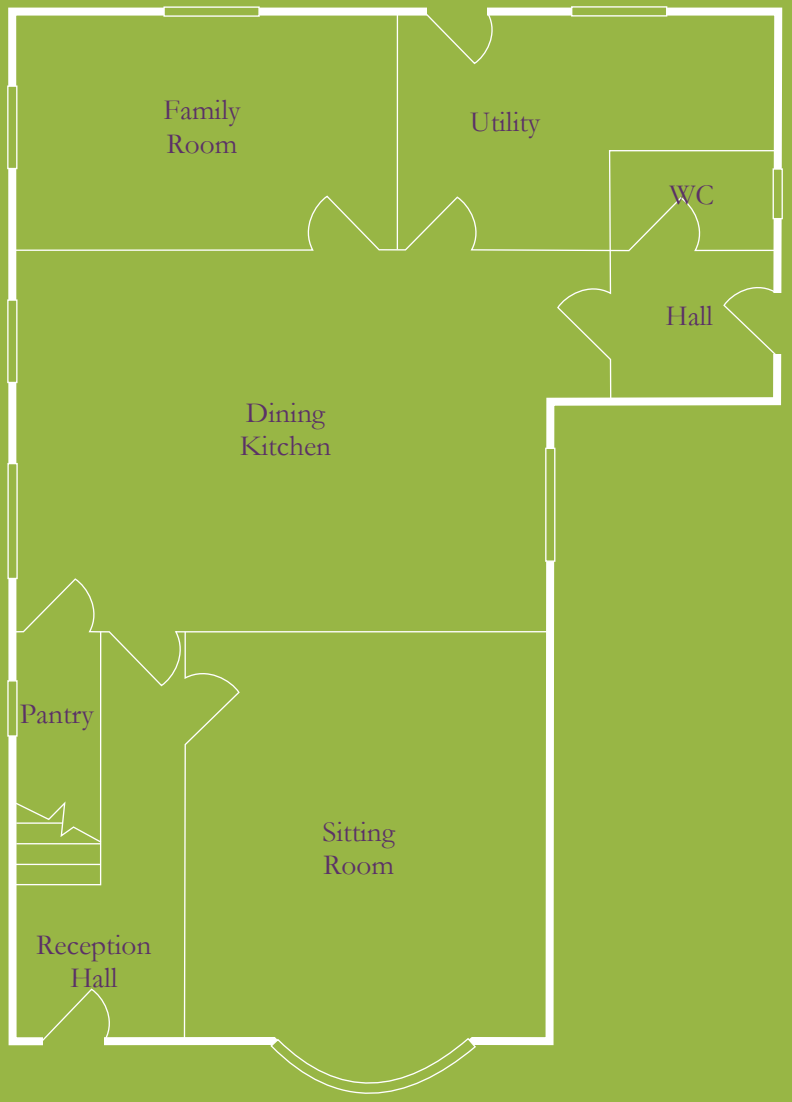
**Bedroom Four** 3.27 x 3.12m (approx. 10'8 x 10'2)
A fourth double room having a window to the front aspect

**Bedroom Five** 2.34 x 2.27m (approx. 9'8 x 7'5)
A good sized single bedroom having a window to the front with views towards Tutbury Castle

**Family Bathroom** 2.87 x 1.8m (approx. 9'5 x 5'11)
A traditional four piece suite comprises pedestal wash basin, WC, corner shower and roll top bathtub, with an obscured window to the rear and tiled splash backs

MAIN EVENT

Ground Floor




First Floor

**Floor Area:** 1,528 ft² 142 m²

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## Outside

Ivanhoe is set at an elevated position on the corner on Ironwalls Lane and Ludgate Street, enjoying a secluded setting with pleasant views over the village. There is a pathway from Ironwalls Lane leading to the entrance and reception halls, and a block paved driveway to the fore of the garage provides off road parking

**Detached Double Garage** 5.7 x 5.4m (approx. 18'8 x 17'8)
With power, lighting and a courtesy door to the side. Twin electric roller shutter doors open to the front, and stairs rise to the **Studio** above, being an ideal home office, gym or useful storage space

## Wrap Around Gardens

Enjoying a sunny south-west aspect, the gardens extend to the front, rear and side, having well tended lawns and landscaped slate paving leading between the different areas. To the front aspect, a hot tub which is included in the sale lies to the mid level, bordered by mature hedging and having pleasant views over the lower level, which again is safely enclosed and enjoys complete privacy. Further lawns extend to the side and rear of the property, a shed is included in the sale and there is exterior lighting and a water point

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