

Church Lane

Newton Solney, Staffordshire, DE15 0SR

John German





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£1,695,000

This elegant Victorian detached residence presents a magnificent home of considerable character, set within 2.56 acres of beautiful landscaped gardens in a picturesque riverside location. Extending to around 7,212 sq ft, including multiple reception rooms, bedrooms and bathrooms, together with an annexe-style apartment, gravelled drive and a triple-bay carport.

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This outstanding Victorian residence superbly blends character with modern comforts, set on a wonderful established plot with amazing gardens and River Trent frontage providing a stunning outlook to enjoy in all seasons. The superb private position at the end of Church Lane is secluded yet well placed for countryside and riverside walks, two popular pubs, a primary school and also ideally situated for Repton and Foremark Schools.

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.

Rock House is a home of exceptional proportions and has a rich history, believed to have been built in the late 18th century on the site of the original Rock Tower which subsequently underwent reconstruction in the 1870s.

An oversized door with stained glass panels opens into the porch that gives access into an exceptional grand character reception hall featuring archways, cornicing and a stunning panelled staircase rising to the first floor.

The orientation of the house makes the most of the sun moving around the property. To the left is a cosy morning room with an open fire, an impressive bay window to the front plus a side window providing plenty of natural light.

The living room is again a wonderful light filled space perfect for enjoying river views from two windows including a panelled bay with a window seat plus a large glazed bay overlooking the garden. A period fireplace houses an open fire and the room has beautiful cornicing. Lying adjacent is the formal dining room that also has a period fireplace and enjoys those river views.

At the heart of the house is a well-appointed 'L' shaped kitchen with an attractive range of units, quality worksurfaces plus an Aga in addition to an electric hob and oven. There is also a kitchen prep area with space for a fridge/freezer. From the kitchen a breakfast room leads onto a real highlight of the house – the stunning garden room that projects out to the rear enjoying a triple aspect taking in river and countryside views together with a roof lantern over and the benefit of under floor heating.

Additional rooms on the ground floor include a spacious home office 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 is accessed from the hall and features a superb vaulted ceiling, perfect for wine enthusiasts as demonstrated in the photos in addition to a second cellar.

On the north-east side of the house is a fantastic party space that has a bar which opens out to a courtyard style garden providing an ideal space to entertain away from the main house.

The landing showcase period charm with a stained glass skylight. The master suite features a truly substantial bedroom with garden views and a superbly appointed en suite with both a bath and separate shower, basin and spot lights. It also has the luxury of an exceptional dressing room with plenty of fitted wardrobes, a seating area and stunning views. This could also be separated to be an additional bedroom should a buyer wish.

Bedroom two, 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 annexe style apartment is perfect for teenagers, as a granny annexe, guest accommodation or for an Au Pair, accessed via a second staircase off the ground floor boot room. The superb modern space has an open plan feel and consists of a generous living/dining area and breakfast kitchen, a large bedroom, shower room and WC.

Rock House is possibly one of the first houses in the village to be constructed. It was built on a raised outcrop overlooking the confluence of the rivers Trent and Dove 160 years ago with the most wonderful panorama of the rivers and surrounding land. It is built adjacent to the ancient church of St Mary's. Having checked through the specialist company of Infrastructure Planning and Design Ltd we understand that the ground floor level of Rock House is more than 10 feet above the highest water level produced by a 1 in 1000 year storm.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Situated in Newton Solney's Conservation Area.

Property construction: Standard

Parking: Drive and triple bay carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

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

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

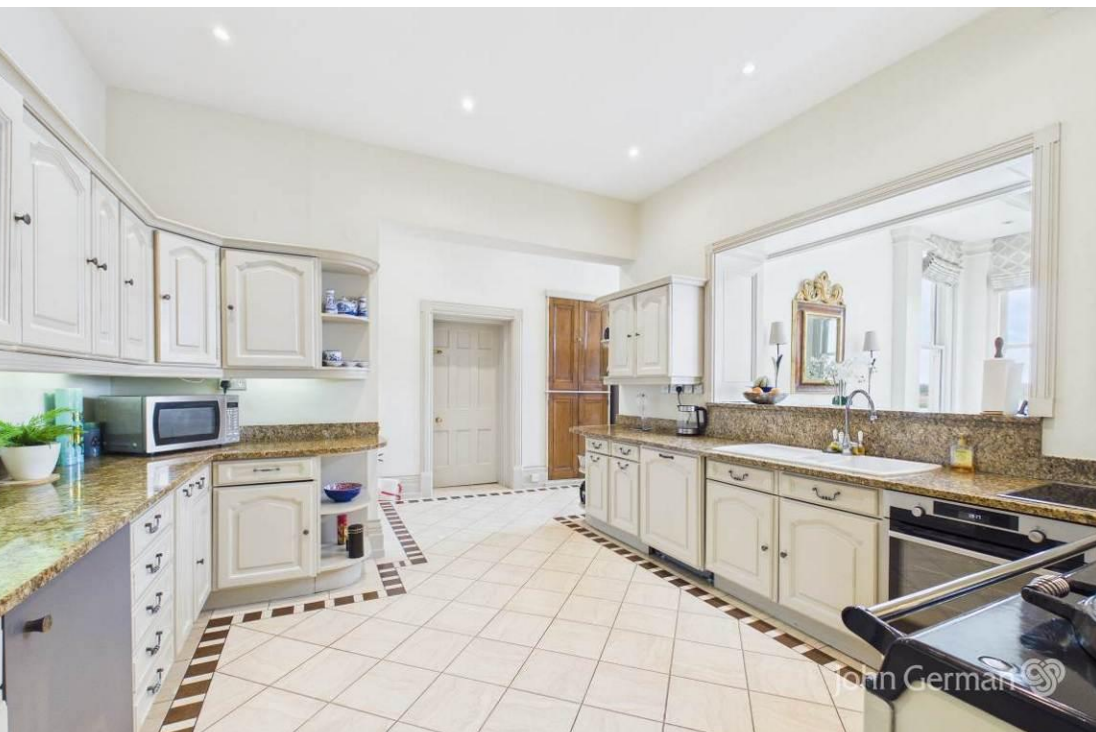
Local Authority/Tax Band: South Derbyshire District Council / Tax Band H

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

Our Ref: JGA/02042026

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.













Approximate total area⁽¹⁾

3770 ft²
350 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

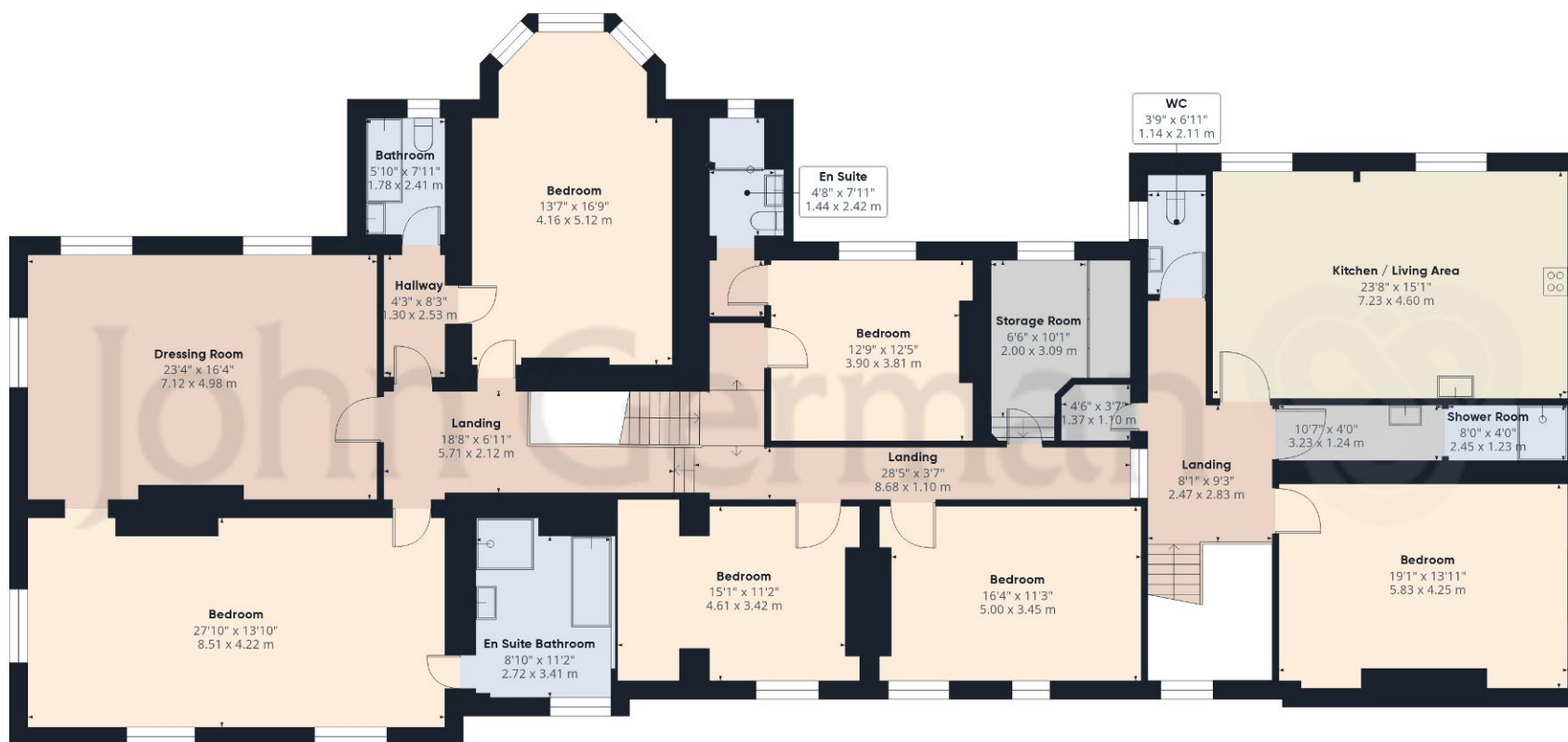
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Approximate total area⁽¹⁾

2999 ft²
278.6 m²

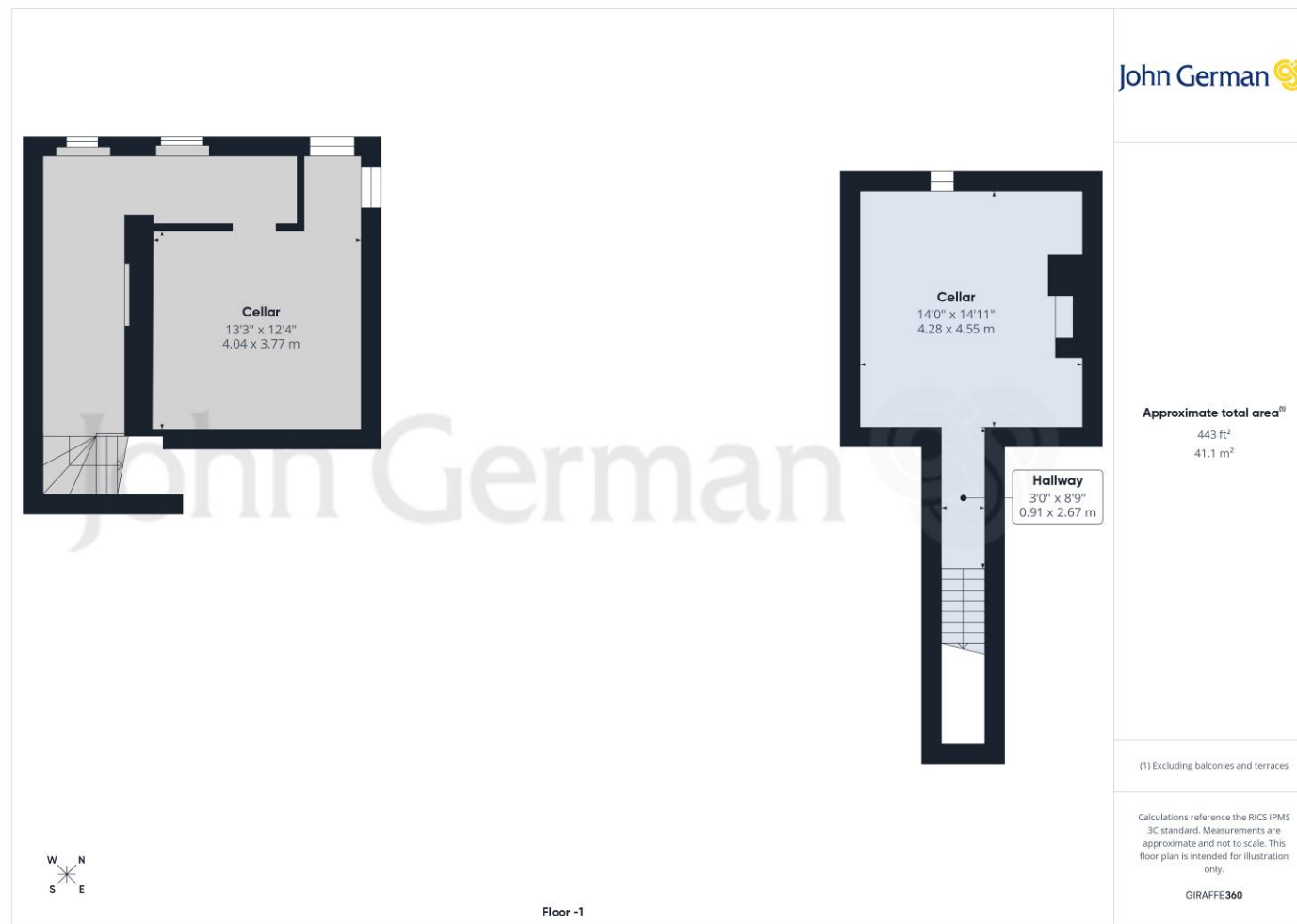
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1









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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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