Ivanhoe

Iron Walls Lane, Tutbury , DE13 9NH

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Asking Price Of £595,000



A truly unique and individual five-bedroom detached home, occupying an impressive corner plot within the heart of Old Tutbury, offering approximately 2,012 sq ft of versatile accommodation, generous gardens, a detached double garage with boarded loft space above and the added benefit of NO UPWARD CHAIN.

Situated proudly on a generous corner plot, this beautifully presented and naturally decorated home offers a fantastic combination of character, space and versatility, making it ideally suited to growing families or those simply looking for something a little different. The property is approached via a driveway providing ample off-road parking, alongside a detached double garage with a boarded loft space above, offering excellent additional storage or potential for alternative uses, subject to the necessary consents.

Upon entering, you are welcomed into an entrance hallway providing access to the principal ground floor accommodation. The living room is a particularly inviting space, featuring a bay window overlooking the garden and a real working fireplace, creating a lovely focal point. There is also a substantial pantry located beneath the staircase, providing excellent additional storage.

The kitchen/diner forms the heart of the home and is fitted with a comprehensive range of wall and base units, drawers and generous worktop space. Further features include a double sink, oven, five-ring gas hob, extractor fan and tiled splashbacks. There is ample room for a large family dining table and chairs, or alternatively the space could accommodate a kitchen island, making this an ideal environment for everyday family life and entertaining.

Leading directly off the kitchen is an additional reception room, offering fantastic flexibility to suit a variety of requirements. Whether utilised as a formal dining room, family room, children's playroom, hobby room, home office or even a ground floor bedroom, this is a particularly useful addition. Also accessed from the kitchen is a separate utility room, fitted with further units and an additional sink, together with space for a washing machine, tumble dryer and fridge freezer. An additional hallway provides external access and leads to a convenient downstairs WC.

To the first floor, the property continues to impress with five well-proportioned bedrooms, four of which are comfortable doubles. The principal bedroom benefits from its own en-suite shower room, fitted with a shower cubicle, WC and wash hand basin. The remaining bedrooms are served by an impressive family bathroom, comprising a beautiful freestanding clawfoot bath, separate shower cubicle, WC and wash hand basin. The fifth bedroom makes an ideal single bedroom, nursery or further study.

One of the particularly appealing features of this home is the outlook, with many of the windows overlooking the generous gardens which wrap around the property. Even the staircase enjoys a lovely outlook towards the historic Tutbury Castle.

Externally, the property occupies an enviable corner position, with generous lawned gardens wrapping around the home, complemented by patio areas providing plenty of space for outdoor dining and entertaining. There is also a dedicated, privately positioned hot tub area, creating a lovely secluded spot to unwind and enjoy the surroundings. The combination of the extensive lawn, wraparound patio and private hot tub space makes this an exceptional setting for both family life and entertaining.

The property is situated within the highly regarded village of Old Tutbury, a charming and historic setting with an excellent range of amenities within walking distance. The village centre offers an attractive selection of independent shops, cafes, restaurants and traditional public houses, alongside everyday conveniences. The area is also well placed for access to nearby countryside walks, whilst Burton-on-Trent and Uttoxeter provide further shopping, leisure and transport facilities. There are also convenient road links towards the A50 and A38.

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.
Property construction: Standard
Parking: Drive & double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: 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: East Staffordshire Borough Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09112026

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.

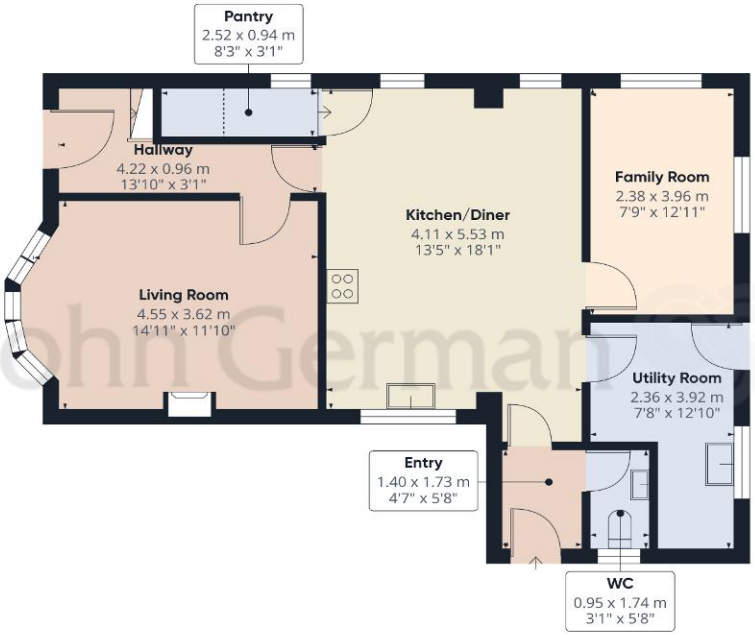



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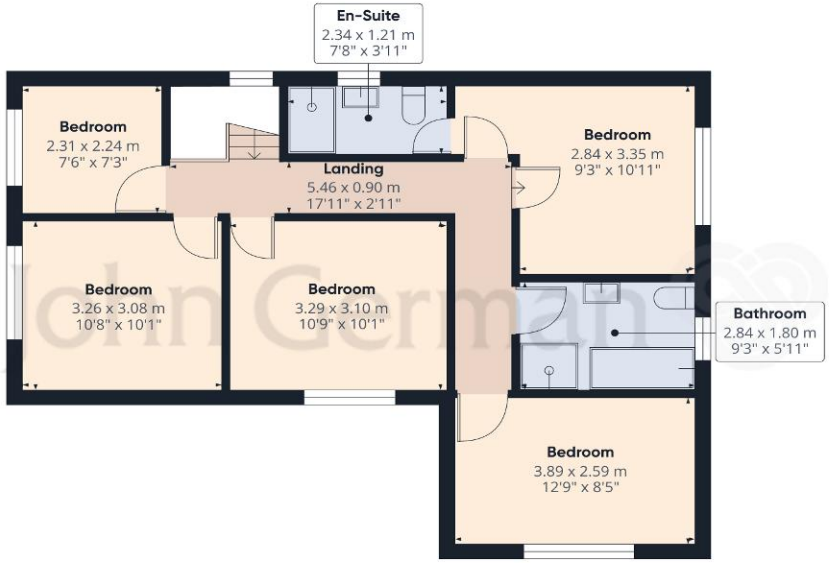

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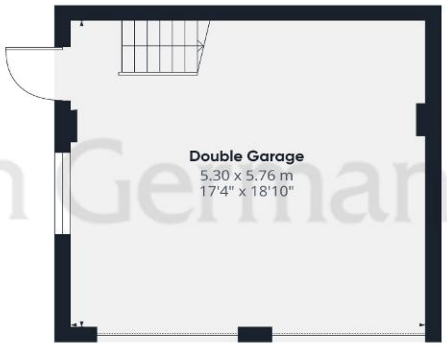

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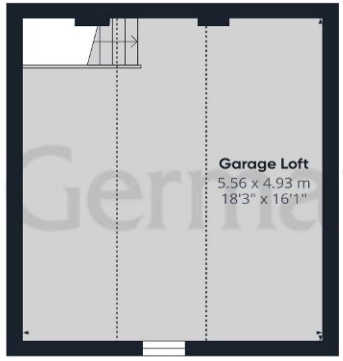
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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Approximate total area(1)

186.8 m²

2012 ft²

Reduced headroom

18.9 m²

204 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Agents' Notes

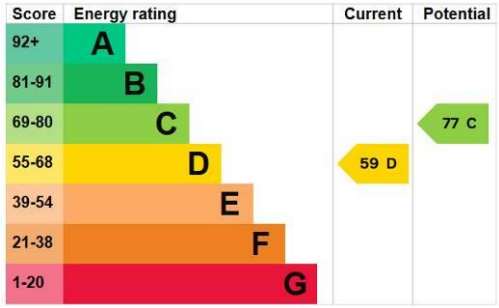
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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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