



**High Bank, Trent Lane, Newton Solney, Burton-On-Trent,
DE15 0SF**

welcome to

High Bank Trent Lane, Newton Solney Burton-On-Trent

An exceptional, beautifully presented, timber-framed, detached village residence, enjoying a private, elevated setting with gated access, landscaped gardens, a detached garage and a wealth of period character blended seamlessly with high-quality contemporary living.



Entrance Hall

A beautifully presented reception space with exposed oak beams, timber flooring and a solid wood entrance door. A central connecting point providing access into the principal living areas and the staircase to the first floor.

Living Room

16' 4" x 12' (4.98m x 3.66m)

A spacious and elegant reception room featuring a large brick and stone inglenook fireplace with wood-burning stove, exposed ceiling beams and a deep bay window overlooking the gardens, allowing excellent natural light.

Snug

12' x 10' 5" (3.66m x 3.17m)

A cosy and characterful sitting room ideal for informal living, positioned centrally within the home and opening into the dining room, creating a natural family hub.

Featuring stone flooring, exposed ceiling beams, and an open fire.

Dining Room

14' 8" x 12' 2" (4.47m x 3.71m)

A formal dining space showcasing half-timbered walls, exposed ceiling beams, stone flooring, and windows overlooking the garden—perfectly suited to entertaining and family gatherings.

Kitchen Diner

23' 4" x 12' 3" (7.11m x 3.73m)

A generous farmhouse-style kitchen fitted with extensive timber cabinetry, integrated appliances such as an oven, electric hob, and dishwasher, and a striking range cooker set within a brick and stone recess. Stone flooring runs throughout, flowing into a dedicated dining area and offering ample space for everyday family use.

Garden Room

16' 3" x 12' 10" (4.95m x 3.91m)

A fabulous additional reception room with a vaulted ceiling, exposed beams, stone flooring, two skylight windows, and French doors opening directly onto the paved terrace and garden.

Office

14' 1" x 10' 3" (4.29m x 3.12m)

A well-proportioned study enjoying garden views, ideal for home working or flexible use as a ground floor bedroom, playroom, or reading room.

W/C

Conveniently located off the entrance hall, comprising a w/c and wash hand basin, with part-tiled walls and tiled flooring.

Utility

9' 11" x 8' 10" (3.02m x 2.69m)

A practical utility with fitted units, sink and external access, discreetly positioned off the kitchen, and space and plumbing for additional kitchen/laundry appliances.

First Floor Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One

15' 4" x 13' 6" (4.67m x 4.11m)

A stunning main bedroom with vaulted ceiling, exposed timber trusses and generous proportions, complemented by a dedicated dressing area/walk-in wardrobe (10'6" x 6'9") and a well-appointed en-suite shower room.

En-Suite Shower Room

8' 8" x 6' 4" (2.64m x 1.93m)

En-suite to bedroom one, comprising a walk-in shower, w/c, and wash-hand basin, with ornate tiling to the walls and floor.

Bedroom Two

13' 7" x 10' 2" (4.14m x 3.10m)

A spacious double bedroom with its own en-suite shower room, ideal for guests or older children.

En-Suite Shower Room

7' 2" x 4' (2.18m x 1.22m)

En-suite to bedroom two, comprising a walk-in shower, w/c, and wash hand basin set in a vanity unit, with tiling to the walls and floor.

Bedroom Three

11' 9" x 10' 5" (3.58m x 3.17m)

Another comfortable double bedroom with fitted wardrobes, a vaulted ceiling with exposed beams, and a garden outlook.

Bedroom Four

11' 11" x 9' 11" (3.63m x 3.02m)

A flexible double bedroom with fitted wardrobes, suitable as a child's room, guest room or additional home office.

Family Bathroom

10' 7" x 8' (3.23m x 2.44m)

A beautifully finished bathroom featuring a freestanding bath, w/c, wash hand basin, and ornate tiling to the walls and floor.

Outside

The gardens at High Bank are mature, private and thoughtfully landscaped, encompassing the perimeter of the property with expansive lawned areas, established greenery, and multiple paved seating terraces ideal for outdoor dining and entertaining. The property enjoys a sense of seclusion while remaining centrally positioned within the village.

To the front, a cobbled driveway with timber gates provides ample parking and access to the detached garage, which has power and lighting, and potential to convert into a workshop, home office, or annex for multi-generational living STPP. The driveway also has planning permission and the footings to build an additional garage.

Local Area

Newton Solney is a highly desirable village on the Derbyshire/Staffordshire border, celebrated for its picturesque setting, strong community feel, and excellent access to countryside walks along the River Trent. Trent Lane offers the tranquillity of rural living, whilst maintaining easy access to Burton-on-Trent, Repton, Derby, and the A38, making it ideal for families, being close to highly regarded schooling including the esteemed Repton School, and commuters seeking village life without compromise.



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welcome to

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- SUBSTANTIAL DETACHED COTTAGE IN A TRANQUIL LOCATION IN NEWTON SOLNEY
- GATED COBBLED DRIVEWAY WITH AMPLE PARKING AND A DETACHED GARAGE
- FOUR DOUBLE BEDROOMS WITH TWO EN-SUITE SHOWER ROOMS AND A FAMILY BATHROOM
- MULTIPLE RECEPTION ROOMS AND A LARGE DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS W/C

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MVR109588 - 0002

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bagshaws residential



01332 518844



Mickleover@bagshawsresidential.co.uk



14 The Square, Mickleover, DERBY, Derbyshire,
DE3 0DD



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)