

# Castle Street

Tutbury, Burton-on-Trent, DE13 9JF

John German



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Guide Price £540,000

A striking 1930's detached home set well back from Castle Street, enjoying outstanding open countryside views with Tutbury Castle beyond. Occupying an impressive plot of approximately one third of an acre, this rare property combines period charm, an iconic setting and exceptional potential for enhancement.

Set well back from Castle Street and approached via a private driveway, this striking 1930's detached family home occupies a commanding position within its plot, immediately impressing with substantial kerb appeal and a real sense of arrival. Rarely does a property of this calibre combine period charm, breath-taking views and such exciting scope for enhancement.

Occupying a generous plot of approximately one third of an acre, the property is surrounded by open countryside, enjoying uninterrupted field views to the front with the iconic Tutbury Castle forming a dramatic historic backdrop - a setting that is quite simply irreplaceable.

The ground floor offers a traditional yet highly versatile layout, rich in character and potential. To the left of the entrance hall is an elegant reception room, with a conservatory extending from it to create a light-filled space ideal for relaxing while taking in the surrounding outlook. To the right, a second reception room flows through to the formal dining room, which in turn connects to the kitchen positioned at the rear of the home. Off the kitchen are a ground floor WC and a lean-to, providing useful ancillary space.

While perfectly functional, the current arrangement presents a superb opportunity for reconfiguration. There is clear potential to create a large open-plan kitchen diner - perfectly positioned to capitalise on the panoramic views - forming a contemporary family hub while retaining the character and proportions that give the house its soul.

To the first floor, a long and characterful landing leads to well-proportioned bedroom accommodation. Two generous double bedrooms are positioned to the front of the property, both enjoying glorious open field views where mornings begin with rolling countryside and grazing cattle beyond the windows. A third bedroom is located to the rear and offers excellent flexibility, serving equally well as a small double, spacious single, home office or hobby room.

The first floor also houses the family bathroom, currently comprising a shower cubicle, bath and vanity unit, with a separate WC adjacent. As with the ground floor, this layout provides exciting potential for straightforward reconfiguration to create a large, modern family bathroom.

Externally, the property continues to impress. The grounds are predominantly laid to lawn and wrap around the house, enhancing both privacy and usability, while a detached garage adds further practicality. The generous shape of the plot offers significant potential for extension, subject to the necessary planning permissions, allowing for additional living space or bedrooms if desired.

Located in the highly sought-after village of Tutbury, the property is within easy walking distance of the village centre, blending a peaceful semi-rural setting with everyday convenience. Offered for sale with no upward chain, the home has been exceptionally well maintained despite requiring modernisation, and benefits from predominantly modern sash windows, preserving its character while meeting modern expectations.

This is a rare and remarkable opportunity - a truly one-of-a-kind home in an iconic location, brimming with potential and offering an exceptional lifestyle for its next custodian.

**Agents note:** Please note these particulars have been prepared to the best of our knowledge as we have limited information regarding the property. The property is registered with two Land Registry Titles.

**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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23012026

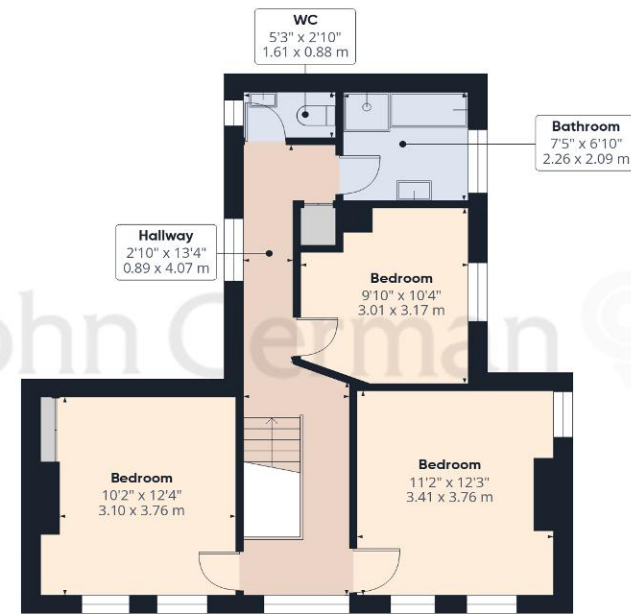
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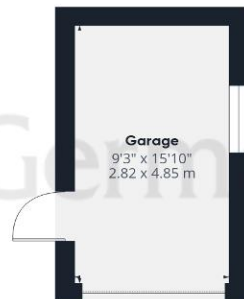




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1460 ft<sup>2</sup>

135.6 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(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



## Agents' Notes

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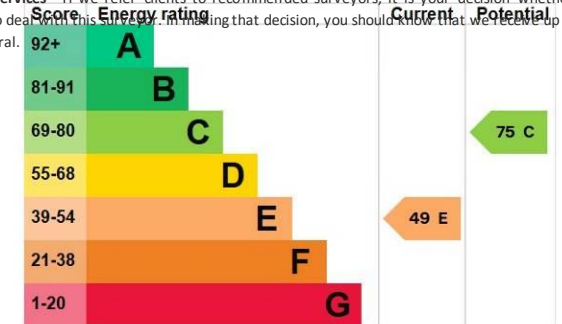
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