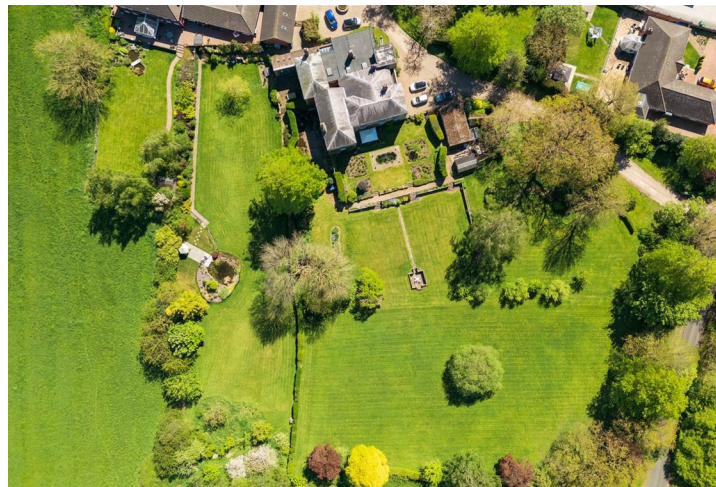






Craythorne Hall is an imposing Grade II listed period residence occupying a secluded position between Rolleston-on-Dove and Stretton, set within approximately two acres of formal gardens and grounds. Approached via a long private driveway with an impressive sandstone pillared entrance, the property stands well back from the road and enjoys an attractive stone façade together with far-reaching views across the surrounding gardens and adjoining countryside towards Rolleston-on-Dove. Originally constructed during the mid-1800s by a prominent local family, the property retains a wealth of character and period detailing throughout, with substantial accommodation arranged across two floors together with cellar storage and garages and outbuildings externally.

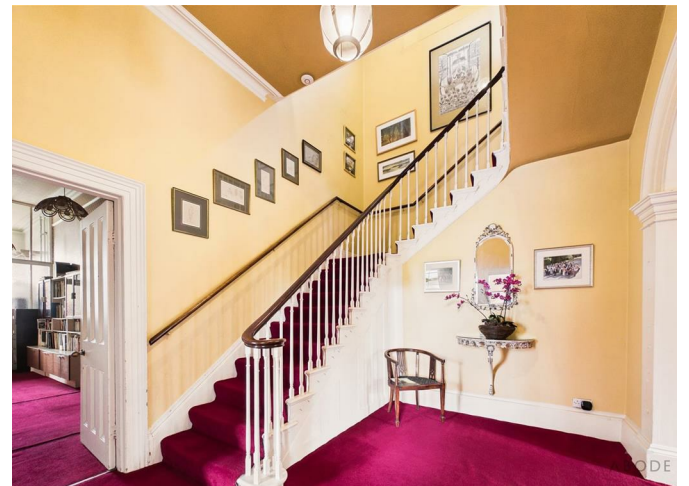


ABODE  
SALES & LETTINGS

## Accommodation

The accommodation begins with a stone pillared entrance porch leading through into an impressive reception hall featuring arched windows, part glazed entrance door with original shutters and an imposing carved wooden fireplace with tiled inserts. An archway opens through into the inner hallway, where, alongside a Victorian style radiator, an attractive spindled staircase rises to the first floor. The principal lounge is a particularly generous reception room benefitting from three full-height sash windows positioned to the front and side elevations, ornate cornicing and frieze detailing, dado rail, wall lighting and a carved wooden fireplace housing an open fire. The formal dining room continues the period character with polished pine flooring, sash window with window seat, cornicing and serving hatch through to the breakfast kitchen.







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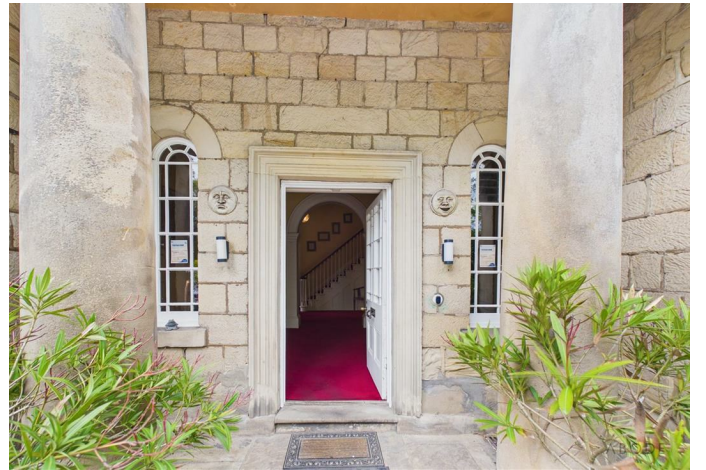
To the first floor, a galleried landing together with a secondary inner landing provide access to five bedrooms and the bathroom facilities. The principal bedroom suite is an impressive dual-aspect room fitted with a substantial range of built-in wardrobes and cupboards, whilst the en-suite includes a bath, separate shower cubicle, dual wash hand basins, WC and a large airing cupboard. Bedroom two is another generous double bedroom featuring sash windows, coving and ceiling rose, whilst bedroom three retains a cast feature fireplace. Bedroom four benefits from windows to both the front and side elevations together with fitted wardrobes and cupboards over. Bedroom five enjoys access onto a balustraded balcony from the sash window and includes fitted wardrobes together with a wash hand basin. The remaining accommodation is completed by a family bathroom fitted with a three-piece suite and separate shower cubicle, alongside an additional shower room/wet room with walk-in shower.

## Outside

Externally, Craythorne Hall is set within mature formal gardens and grounds extending to approximately two acres, with the gardens lying predominantly to the west of the property. A gravelled driveway opens onto a generous parking and turning area providing access to the garages and adjoining outbuildings. Adjacent to the garage is an enclosed area incorporating a large shed, greenhouse and further single garage/store. The grounds themselves feature extensive lawns, formal flower beds, established trees and hedge row boundaries together with a large ornamental pond, gravelled pathways, stone balustrades and steps leading through the gardens. A sunken patio area with ornate stone surrounds provides an attractive seating and entertaining space within the grounds.

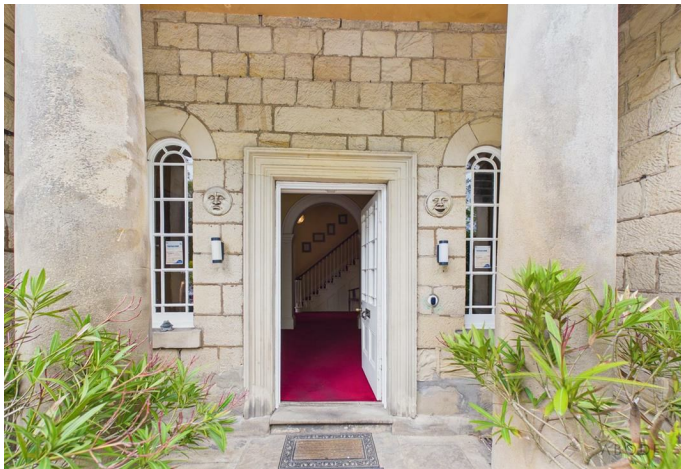
## Location

Craythorne Hall occupies a highly desirable location positioned between Rolleston-on-Dove and Stretton, both of which offer a range of local amenities, everyday facilities and schooling. The property also benefits from convenient access to the A38, providing onward connections towards Burton-on-Trent, Derby and Lichfield.













Floor -1



Floor 0



Floor 1



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

360 m<sup>2</sup>

3876 ft<sup>2</sup>

Reduced headroom

2.9 m<sup>2</sup>

31 ft<sup>2</sup>

(1) Excluding balconies and terraces

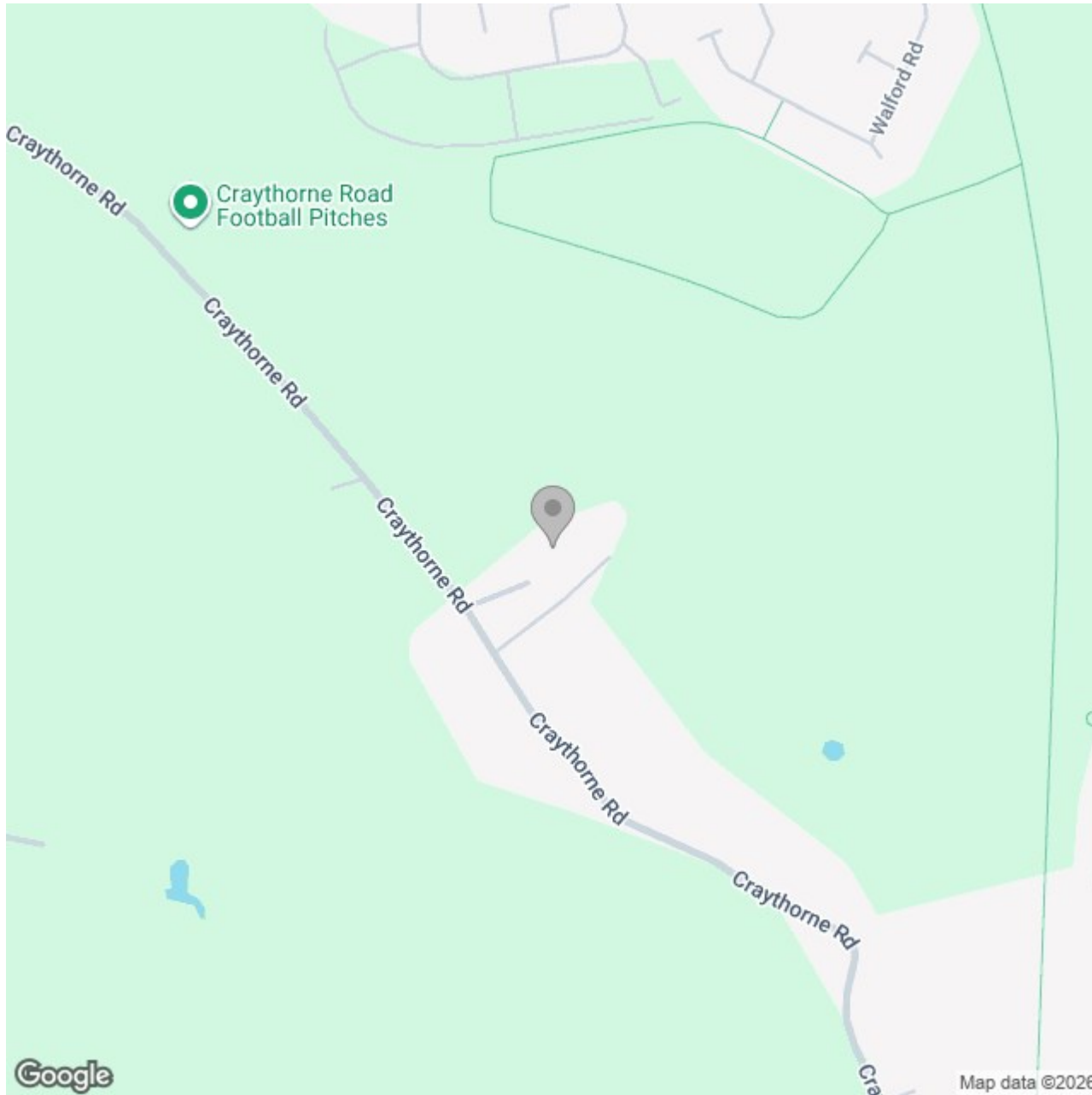
Reduced headroom

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.

GIRAFFE360





## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |