

Yew Tree Cottage

Foston, Derby, DE65 5DL

John
German





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£825,000



Handsome detached cottage with comprehensively, thoughtfully and sympathetically renovated accommodation set over three floors, harmoniously combining retained features with modern living and highly efficient running costs. Occupying an enclosed plot extending to approximately 0.21 acre backing onto open fields.

For sale with no upwards chain. Internal inspection of this hugely impressive detached double fronted character residence is absolutely essential to appreciate the amount of thought and work invested in the home by the current owner to balance the retention of its original charm and features, with modern living specification and a fabulous layout suitable for a family's busy life. Benefitting from highly efficient running costs and an EPC Rating of B due to modern building regulations and the addition of solar panels, an air sourced central heating system and batteries to source electricity.

The accommodation is set over three floors which provides an element of flexibility to suit any household's needs, from growing or multi-generational families, or those who need space to work from home. Immersed in original character and appointed to a superior standard throughout, externally the property sits towards the rear of the landscaped plot which measures approximately 0.21 acre in total and backs onto open fields running into the distance.

Located in a popular area providing easy access to the surrounding towns and villages including Tutbury and Hatton, Sudbury, Doveridge, Ashbourne, Uttoxeter and Burton on Trent, plus the city of Derby. The nearby A50 dual carriageway links the M1 and M6 motorways.

Accommodation - A bespoke part double glazed entrance door opens to the hallway, providing a lovely introduction to the home with stairs rising to the first floor and a useful understairs 'shallow cellar' feature, ideal for storing your coats and boots.

A light oak and part glazed door leads to the comfortably sized sitting room, having a front facing window and an exposed ceiling beam. The feature hard flooring flows into the real hub and heart of this fabulous home - the semi-open plan living dining kitchen which in total extends to the full width of the extended accommodation, providing ample space to arrange furniture to best suit your household needs and daily life to allow a more soft seating than formal dining, or play space for younger families. The well equipped kitchen area has a feature vaulted ceiling with exposed beams and three double glazed skylights providing natural light, an extensive range of base and eye level units including deep pan drawers with fitted worktops and a matching peninsula breakfast bar, an inset sink unit, a fitted induction hob with an extractor over and built-in Neff double electric oven, and integrated appliances including a dishwasher, wine cooler, fridge and freezer. The spacious dual aspect living/dining area has a window and wide feature bi-fold patio doors opening to the both the front and rear elevations and their adjoining patios, providing an abundance of natural light and pleasant views, plus a built-in cupboard/plant room.

The third reception room is the delightful front facing snug, an ideal space to relax in after a hard day, having a focal inglenook fireplace with a timber mantel and a log burner set on a marble hearth, an original bread stove and exposed brick display recess, and a lovely beamed ceiling.

Completing the ground floor space is the fitted utility room which has a range of storage cupboards with a fitted worktop, an integrated washer dryer, and a light oak door to the guest's WC having a white two-piece suite and a feature towel rail.

To the first floor the pleasant split-level landing has stairs rising to the second floor and a front facing window providing natural light. Light oak doors lead to the three bedrooms, with the front facing double bedroom and side facing third bedroom having exposed beams and a lovely open outlook. The rear facing master bedroom is the 'show stopper' having wide bi-fold patio doors and a Juliette balcony overlooking the surrounding fields into the distance, providing ample space for a large bed and furniture, and a pocket door opening to the luxury ensuite

shower room which has a white three piece suite incorporating a double cubide with a mixer shower over. Finally there is the luxury family bathroom which has a white three piece suite with complementary tiled splashbacks and half height tiling, incorporating a roll top bath and claw bath with a mixer shower over.

To the second floor the landing has a vaulted ceiling and an exposed beam, plus light oak doors opening to two good sized bedrooms which both have feature exposed beams and side facing windows. Finally, there is a toilet room which has half height timber panelled walls and a front facing window, plus a space saving two in one wash hand basin and toilet.

Outside - The home sets towards the rear of the landscaped plot which extends to approximately 0.21 acre in total, predominantly laid to lawn with seating areas adjacent to the bi-fold doors in the main living area providing excellent outside space for entertaining, relaxing and dining, enjoying far reaching views to the rear over the surrounding fields and countryside. Enclosed to all sides by a mixture of timber fencing and established hedges, and a new built brick wall to the roadside where wrought iron double gates open to the large gravelled driveway providing off-road parking for numerous vehicles (please note that the roadside kerb is not dropped). To the front there is space for the construction of a detached garage, (subject to obtaining the necessary planning permission)

W3W: schematic.winners.inkjet

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

Please note: The property and grounds are on three Land Registry Titles.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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

Property construction: Standard

Parking: Driveway (kerb not dropped)

Electricity supply: Mains

Water supply: Mains

Sewerage: Private

Heating: Air sourced

(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 D

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

Our Ref: JGA/18082026

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.

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John German

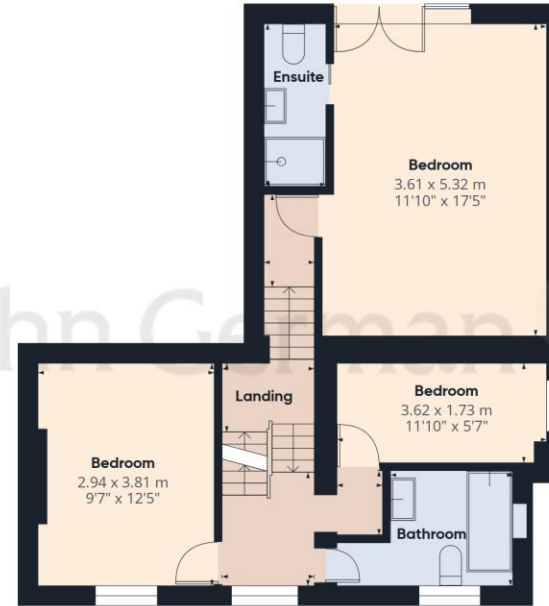




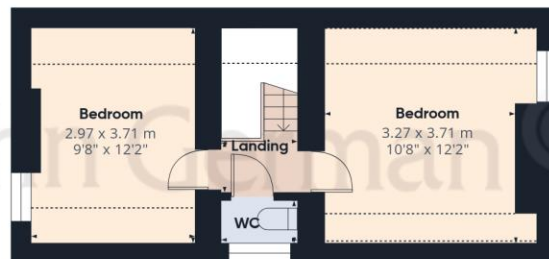




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

174.8 m²

1880 ft²

Reduced headroom

8.6 m²

92 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.

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



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