

Burton Road Farm

Tutbury, Burton-on-Trent, DE13 9HF

John
German





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£1,200,000

A wonderful character farmhouse residence, strategically located for Tutbury and the A50, set in 1.45 acres including gardens, orchard and paddocks, together with a large detached barn/workshop and contemporary garden studio/office. All in all a wonderful family home in a perfect location with country views.

This character farmhouse has oil fired central heating, together with oak braced doors and flagstone floors. The entrance is via uPVC double glazed door to the hallway which has stairs off and flagstone flooring.

Off this is a snug which has revealed stone fireplace having a wood burner inset and fitted cupboards to the recess and dual aspect windows overlooking the garden.

On the opposite side of the hallway is an office, this has a fireplace also housing a wood burner with timber surround, laminate floor, exposed ceiling beams and a garden aspect.

The farmhouse style breakfast kitchen is spacious and offers great character having a flagstone floor and revealed beams, together with a cast iron supporting post with a brick recess housing the oil fired Rayburn (providing central heating and domestic hot water) with beam over. There is a fitted range of base and wall units surmounted by oak worktops with a breakfast bar, appliance spaces having plumbing for a dishwasher, inset sink and mixer tap, Neff electric hob with tiled splashback and electric extractor fan over, plus matching electric fan oven and door leading to the front garden.

Off the kitchen is a boot room with stone floor and useful fitted storage cupboards, also giving access to the cloakroom equipped with a WC and wash hand basin.

Leading off the kitchen is a very spacious living room having laminate flooring and exposed beams, deep bay window and patio doors overlooking the rear garden.

The first floor has an attractive landing with balustrade and period decorative fireplace together with built-in storage cupboards and loft access with ladder.

There is a family bathroom equipped with Villeroy and Boch suite, having tiled surrounds with deep inset bath having mixer taps and shower over, WC, tiled shower cubicle with glazed enclosure and vanity inset wash hand basin having mirrored cabinet over and tiled flooring.

The master bedroom has a range of useful built-in wardrobes and dual aspect windows with views over the garden. Ensuite shower room with shower enclosure, WC, wash hand basin, tiled walls and floor and chrome heated towel rail. Further double bedroom with built-in wardrobe and additionally two further bedrooms.

The property is approached via a very attractive tree lined gravel driveway having electric gates to the front with remote access, together with a gate leading off to the right to a paddock which has a large detached contemporary barn 11m x 6.5m with 4.2m eaves height.

The driveway leads up to the property with ample turning and parking space, together with separate access to a large, detached garage/laundry room which has planning permission for conversion to annexe use (planning ref P/2023/00703). The property is set within ornamental lawned and screened gardens and grounds, having pathways and patios. There is a large lawned rear garden with excellent sun patio and also a contemporary garden building which could provide a useful work from home office or studio having insulation, power and air conditioning. From the main garden there are field gates opening out onto paddocks and an orchard area beyond which lies open countryside.

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: Driveway and Garages

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC 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 C

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

Our Ref: JGA14042026

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Building 3

Approximate total area⁽¹⁾

2781 ft²

258.6 m²

Reduced headroom

25 ft²

2.3 m²

(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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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