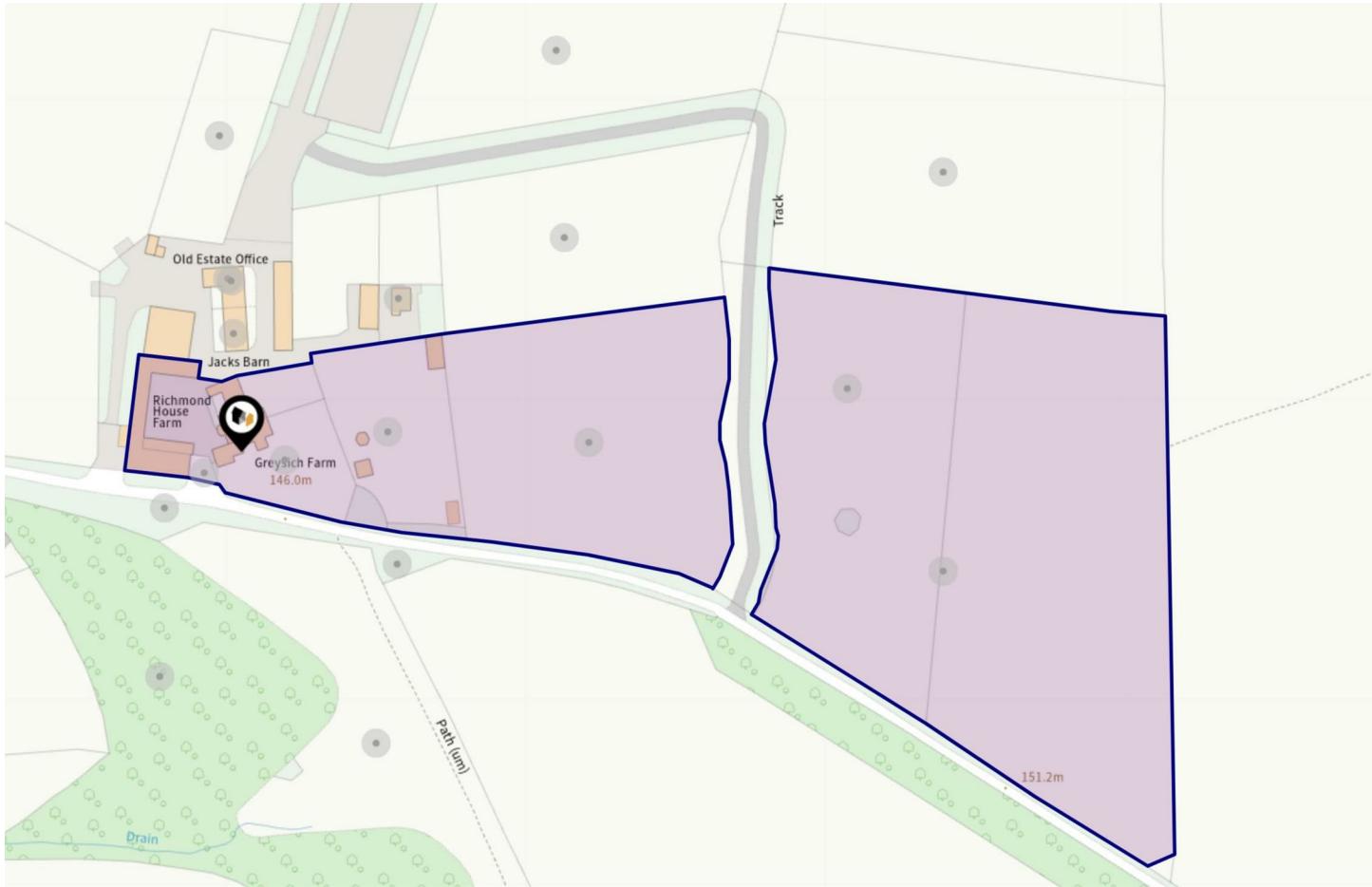


Greysich Lane, Bretby, DE15 0RH  
£1,425,000





This exceptional five-bedroom detached residence offers an impressive  $353.75\text{ m}^2$  ( $3807.72\text{ ft}^2$ ) of beautifully designed living space. Thoughtfully arranged across two floors, the home seamlessly blends contemporary convenience with timeless elegance. Ideal for families, multi-generational living, or those who love to entertain, this property boasts a wealth of features that cater to comfort, style, and functionality.

#### A Rare Development Opportunity

Beyond the main house, an extensive range of barns and outbuildings provide a unique opportunity for development. Whether incorporated into the existing home or transformed into additional dwellings (subject to planning permission), these spaces offer unparalleled flexibility for the discerning buyer.

#### Stunning Gardens and Outdoor Living Spaces

The property is set within a generous formal garden, carefully landscaped to create a series of inviting seating and entertaining areas. For those who enjoy outdoor leisure, the home boasts:

- Outdoor gym, perfect for fitness enthusiasts.
- A hot tub area, providing a private retreat for relaxation.
- A stylish "man cave", offering a dedicated space for entertainment and hobbies.

#### Equestrian Facilities and Open Paddocks

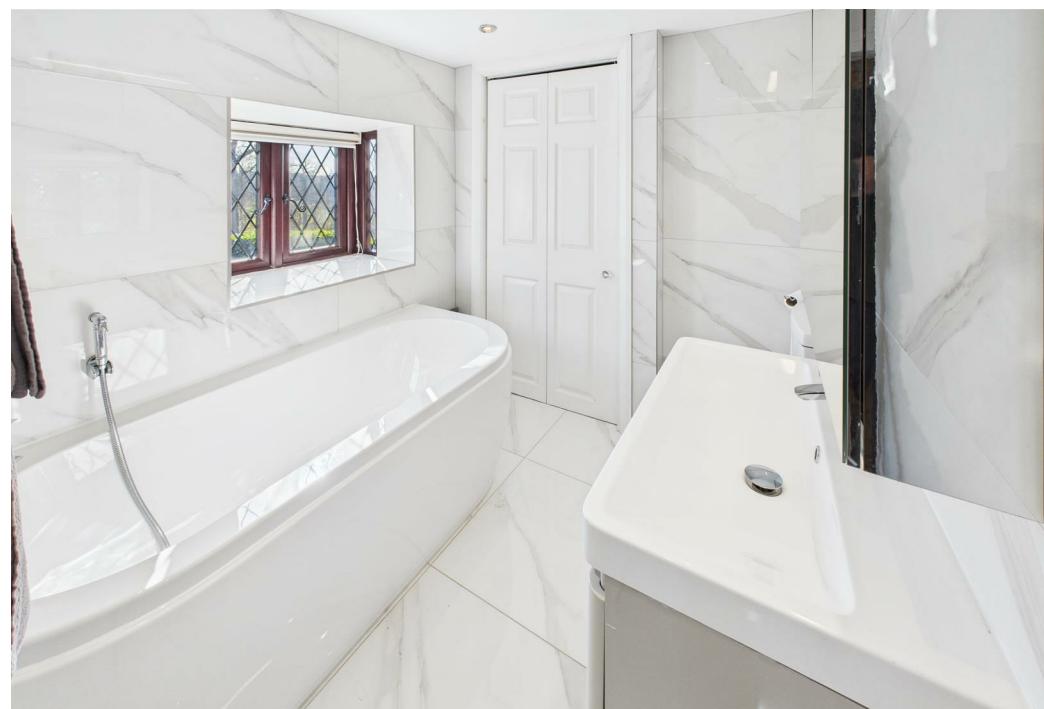
For equestrian buyers, the property's orchard with established fruit trees transitions seamlessly into the first paddock, providing ample grazing and pasture land. This is an ideal setting for those who wish to keep horses or other livestock, while still enjoying the beauty of the natural surroundings. Combining modern luxury, characterful charm, and exciting development potential, this outstanding home presents a rare opportunity to acquire a truly versatile and distinctive country residence.







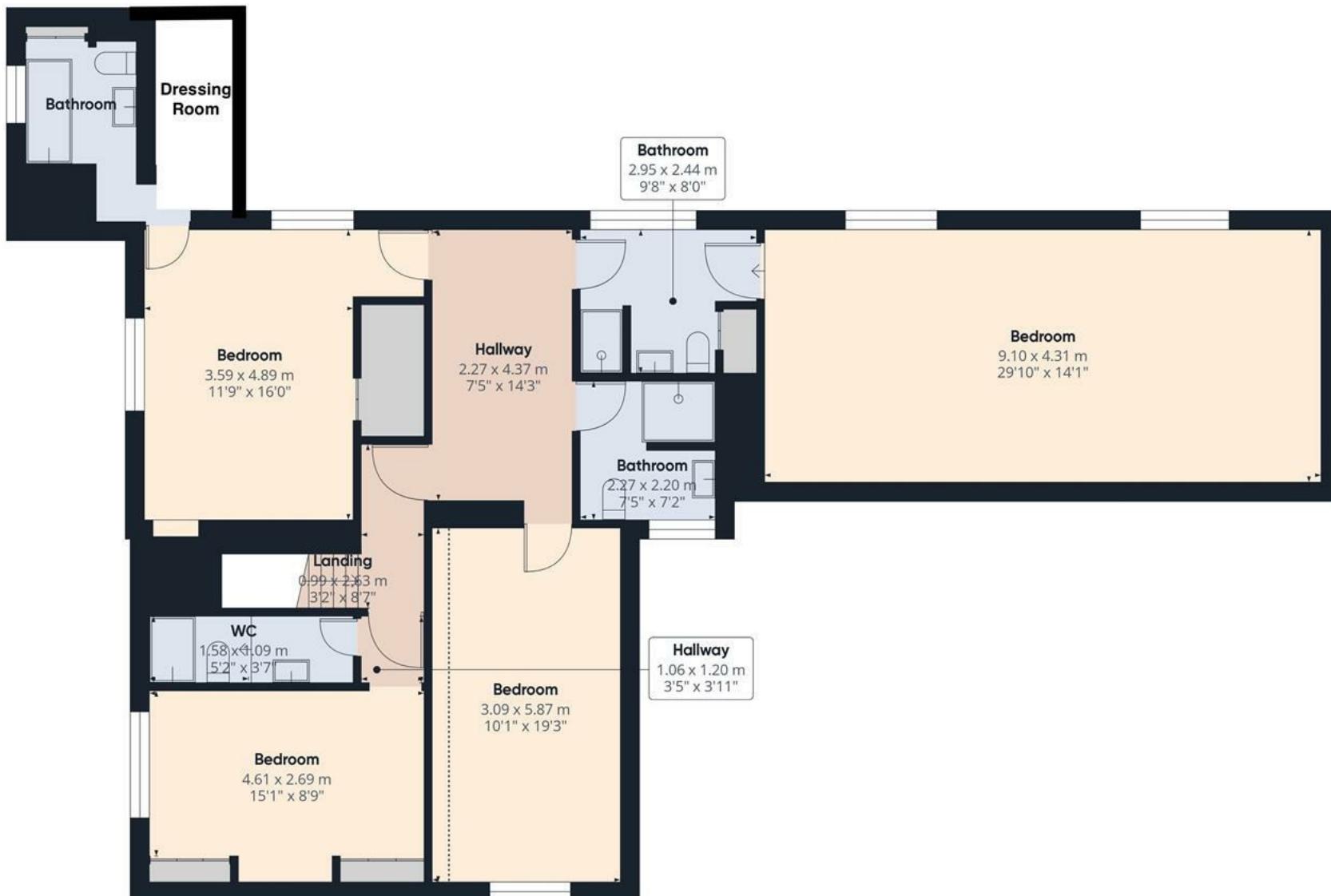












Approximate total area<sup>(1)</sup>

120.7 m<sup>2</sup>  
1299.19 ft<sup>2</sup>

Reduced headroom  
1.38 m<sup>2</sup>  
14.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		