

## Yew Tree Cottage Foston, Derby, DE65 5DL

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Offers Around £895,000

Freehold

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- Sympathetically Restored, Charming, Double Fronted, Five Bedroom Detached Residence
- Sizeable Plot with Extensive Parking & Fabulous Views
- Much Character & Original Detail Retained Throughout
- Air Source Heat Pump, Solar Panels & Underfloor Heating
- Superbly Appointed, Spacious & Well-Proportioned Accommodation
- Extensive Ground Floor with Fabulous Open Plan Reception Room Incorporating Two Sets of Bifold Doors
- Two Further Snugs/Lounges
- High Specification Fitted Kitchen, Utility & WC
- Principal Bedroom with En-Suite Shower Room, Four Further Bedrooms, Bathroom & WC
- Viewing Essential





## Summary

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This is a stunning, sympathetically restored, three storey, five bedroom, period residence occupying a sizeable plot in the sought after village of Foston. The property has undergone a full schedule of improvement, redevelopment and extension to now provide a charming, truly characterful, family home in a fabulous location. The property features an air source heat pump, solar panels (twelve in total), underfloor heating to much of the ground floor and double glazed UPVC/timber windows.

The property is extremely well-appointed without whilst retaining a wealth of original features most notably beautiful, exposed beams to many of the rooms. The accommodation comprises entrance hall with storage area beneath and staircase leading to all floors, study/lounge area, beautiful snug with cast iron log burner, high specification fitted kitchen with integrated appliances, separate utility with guest WC off, fabulous main reception area (a sizeable open plan room) ideal for lounge and dining areas with bifold doors to two elevations overlooking extensive lawn to front and enclosed garden to rear with paddock views beyond and useful storage room off. The first floor comprises a principal bedroom with feature high ceiling, bifold doors and Juliet balcony, en-suite shower room, two further bedrooms and stylish period style bathroom. The second floor landing leads to two further bedrooms with fabulous exposed purlins and a WC.

The property commands a fabulous position within a spacious, mainly lawn plot. First impressions are an attractive, brick boundary wall incorporating wrought iron gates which lead to an extensive gravelled driveway, providing access for multiple vehicles. There is a pleasant open aspect to the front over the fore-garden and mature trees beyond. There is a terrace accessible from the main reception space. To the rear there is a further terrace/entertaining area ideal for outdoor dining, accessed from the main reception area.

# F&C

## The Location

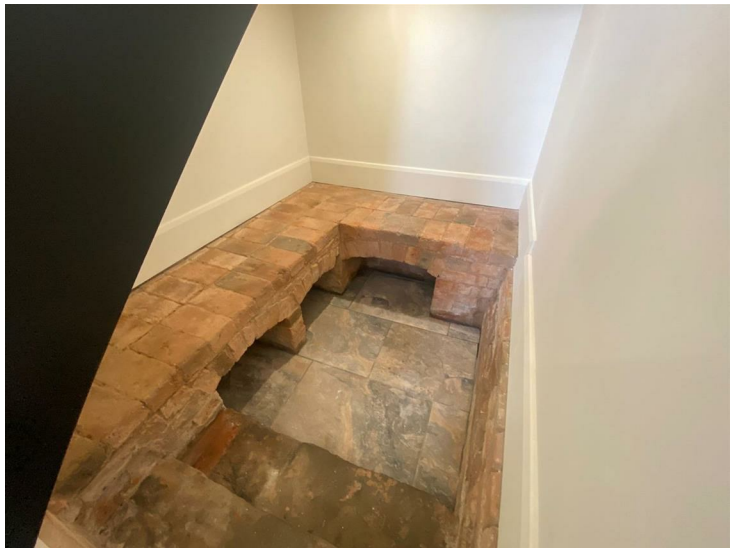
Foston is a conveniently located village in South Derbyshire. Set amidst attractive open countryside whilst offering easy access to nearby transport links. Neighbouring villages of Tutbury and Hatton combine to offer a varied range of amenities including restaurants and shops. Primary schooling in the area features Heathfields in Hatton and Church Broughton CofE primary as well as John Port secondary in Etwall and JCB Academy in Rocester. Private schooling in the area consists of Denstone College, Repton, Derby High, The Grammar School in Littleover and Trent College in Long Eaton. There is easy access to the A50 and M1 and M6 motorways as well as the A38 and A52. Derby, Stoke, Uttoxeter and Nottingham are within easy reach. Nearby places of interest include Calke Abbey in Ticknall and Sudbury Hall.

## Accommodation

### Entrance Hall

4'10" x 4'7" (1.48 x 1.42)

A bespoke, panelled and glazed entrance door provides access to hall with stylish tiled floor, contemporary style floor to ceiling radiator and staircase to all floors with understairs storage area.



### Lounge/Study Area

12'4" x 9'6" (3.78 x 2.90)

With stylish floor to ceiling central heating radiator, feature exposed beam, recessed ceiling spotlighting, attractive tile flooring (continuing throughout the ground floor and incorporating mainly underfloor heating) and window to front.



### High Specification Fitted Kitchen

16'11" x 10'3" x 9'2" x 8'2" (5.18 x 3.14 x 2.80 x 2.50)

Comprising an extensive range of stylish preparation surfaces with matching upstands, inset sink unit with mixer tap, fitted base cupboards and drawers, complementary wall mounted cupboards, inset induction hob with extractor hood over, built-in double oven, integrated fridge, freezer, dishwasher and wine fridge, fabulous high ceiling with stunning exposed truss work, recessed ceiling spotlighting and three roof lights.



### Utility

6'8" x 5'1" (2.05 x 1.55)

Comprising wood grain effect worktop with matching up stands, storage cupboards, integrated washer dryer, tile flooring and door to fitted guest cloakroom.



### WC

6'4" x 3'0" (1.95 x 0.92)

Appointed with a low flush WC, vanity unit, traditional Victorian style towel radiator and tile flooring.

### Stunning Principal Open Plan Living Space

23'11" x 17'1" (7.30 x 5.22)

An extremely light and airy room with two sets of double glazed bifold doors, one to the north elevation and one to the south. This fabulous entertaining space is large enough to be used as a lounge and a dining area. With recessed ceiling spotlighting and utility/plant room off.



## Snug

12'2" x 10'11" (3.72 x 3.34)

A cosy room with feature exposed beams, chimney breast incorporating hearth and cast iron log burner, original stove and storage recess, tile flooring, stylish floor to ceiling central heating radiator and window to front.



**First Floor Landing**

4'7" x 3'10" (1.42 x 1.17)

A split-level landing with staircase to principal suite.



## Principal Suite

17'5" x 11'9" (5.31 x 3.60)

A fabulous, spacious double bedroom with feature high ceiling, floor to ceiling central heating radiator, recessed ceiling spotlighting and double glazed bifold doors incorporating Juliet balcony off with fabulous view over the neighbouring paddock.



### Superbly Appointed En-Suite Shower Room

9'0" x 3'5" (2.75 x 1.06)

Appointed with a low flush WC, vanity unit with wash handbasin and storage beneath, shower cubicle and ladder style radiator.



### Bedroom Two

12'5" x 9'8" (3.81 x 2.96)

Having a central heating radiator, feature exposed beam ceiling, recessed ceiling spotlighting and window to front.



### **Bedroom Three**

11'10" x 5'8" (3.62 x 1.74)

With central heating radiator, feature exposed beam ceiling, recessed ceiling spotlighting and window to side offering attractive views.



### **Superbly Appointed Bathroom**

7'0" x 6'3" (2.14 x 1.92)

Appointed with a white suite comprising low flush WC, pedestal wash handbasin, roll edge claw foot bath with shower over, chrome towel radiator, exposed beam to ceiling, recessed ceiling spotlighting and window to front.



### **Second Floor Landing**

4'6" x 3'1" (1.39 x 0.96)

With feature balustrade and exposed beams.

### **Bedroom Four**

12'3" x 11'11" (3.74 x 3.64)

With central heating radiator, impressive exposed purlins, recessed ceiling spotlighting and window to side with view.



### Bedroom Five

12'2" x 9'8" (3.72 x 2.97)

Having a central heating radiator, exposed purlins, recessed ceiling spotlighting and window to side.



### WC

4'7" x 2'7" (1.41 x 0.79)

Appointed with the WC incorporating a sink unit, central heating radiator, feature wood panelled wall and window to front with fabulous view.



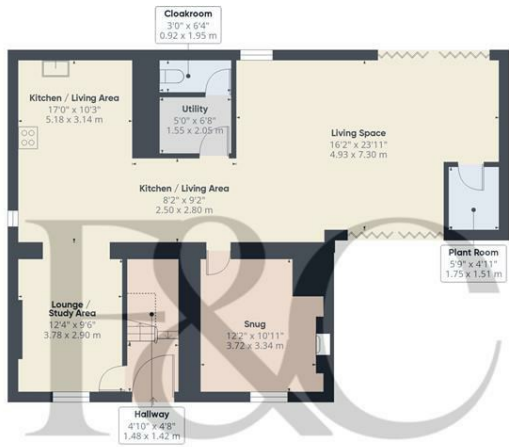
## Outside

The property stands beautifully on the plot, set back from the road behind a recently constructed brick boundary wall incorporating wrought iron railings. These lead to an extensive gravelled area providing off-road parking for multiple vehicles. There is space for the erection of a triple garage with auxiliary accommodation above (subject to planning permission) and an extensive lawn to the front. The property is bounded by hedging and the aforementioned wall. There is a front terrace and a further terrace to the rear accessed from the bifold doors in the main reception area. This is ideal for entertaining family and friends and appreciating the views over the neighbouring paddock.

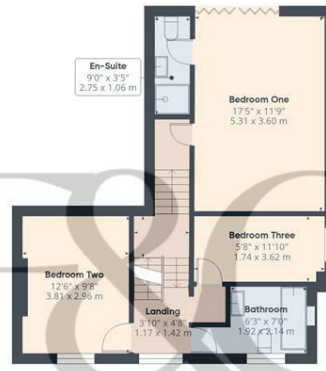


Council Tax Band D

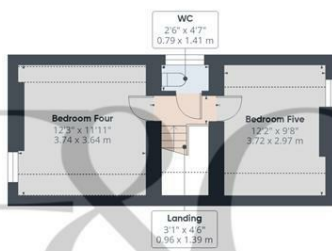




Floor 0



Floor 1



Floor 2



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

1877 ft<sup>2</sup>

174.6 m<sup>2</sup>

Reduced headroom

87 ft<sup>2</sup>

8.1 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



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Council Tax Band: D  
Tenure: Freehold

**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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

