

The Grange

Main Street, Repton, Derby, DE65 6EZ

John German







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£1,575,000

Dating from 1703, The Grange is a Grade II* listed Queen Anne house in the heart of Repton, with seven bedrooms, mature gardens and extensive reception space. Behind its symmetrical façade, panelled rooms, historic fireplaces and a broad carved staircase give the house its distinctive character. A substantial reception room opens onto the rear gardens, while driveway parking and a carport are approached from Broomhills Lane.

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- Grade II* listed Queen Anne house, dating from 1703
- Seven bedrooms and three bath/shower rooms
- Approximately 4,068 sq.ft (377.7m²) including cellar and loft
- Panelled reception rooms and historic staircase
- Substantial reception room opening onto the garden
- Mature gardens (note split of existing site)
- Driveway parking and carport approached from Broomhills Lane
- Village setting convenient for Repton school and local amenities

Perfectly placed within walking distance for participating in all the village community has to offer including Repton School and Repton Preparatory School, together with the village pubs, shop, Post Office, church, village hall and primary school. There are also plenty of local and countryside walks to enjoy along with excellent transport links, train stations at nearby Willington and Burton-on-Trent plus direct services to London from Derby and Lichfield railway stations.

The impressive approach from Main Street to the house is through the pillared 18th Century iron Grade II Listed gateway, and a pleached hedge, surrounded by a three-brick walled garden along the brick lined path, two hand railed flights of stone steps leading you to the panelled double front doors set in the classic Queen Anne style façade. Access to a generous drive is via Broomhills Lane where there is the advantage of a good size brick walled car port and substantial parking area. There is a second entrance with potential for additional parking towards the rear of the house.

Panelled double timber front doors open into an impressive character reception hall setting the tone for this stunning home having a bordered tiled floor running through. The historic broad panelled string staircase with carved balustrade gently rises off to the first floor.

To the right is a charming dining room, original panelling with a glazed period Queen Anne China cabinet, Adam style fireplace and original recessed windows with window seats framing views to the front. Across the hall is a cosy sitting room with two similar shuttered windows, a marble fire surround housing an open fire framed by a classic Adam period display alcove on one side and a folding panel door recess with adjustable shelving accessing flexible storage for audio visual entertainment devices on the other side. Part panelled walls and a ceiling beam add a character feel.

From the sitting room the shelf lined home office/study with original stone fireplace and a side window lead to the heart of the house which is a lovely farmhouse style kitchen/diner having a large inglenook fireplace with a traditional style cast iron stove. This is a fabulous room for families and entertaining allowing plenty of room for a large dining table and seating alongside fitted cupboards, space for appliances together with windows framing garden views and high ceilings enhancing the feeling of space.

The conservatory offers a lovely light seating area to enjoy attractive views of the garden and forms a hub linking the kitchen, hall, utility/pantry, guest WC and entertaining/reception room. Off the utility room is a large glazed enclosed games/work area with stairs down to the cellar.

Entered from the conservatory is a prestigious entertaining/reception room of substantial proportions with high ceilings and French doors and a seated bay window with views to the rear gardens. This is a room for entertaining and large family events.

The staircase from the hall leads to a feature mezzanine looking out to the rear garden and up to the first-floor landing, which has doors leading off to three of the seven bedrooms and a separate shower room with WC. The principal bedroom on this floor is a generous double with a fireplace, part panelled walls, fitted storage and sash windows with window seats framing views to the front. Leading off is a spacious en-suite with a modern suite comprising a large shower with glazed screen.

The second bedroom is an attractive part panelled double guest room with a fireplace and views to front. The third bedroom on this floor is a light double enjoying a dual aspect and a wash basin.

The second-floor features four more good sized bedrooms, all with views plus a good size family bathroom.

Access to the attic is from an enclosed staircase from the second-floor landing leading to an open upper area with one third solid floor.

The Grange stands on a wonderful large established garden plot with paved stone pathways and a terrace ideal for outside dining, water features, mature borders, planting beds, trees and hedging encompassing multiple distinctive formal and informal areas all of which complement the period house.

The current owners intend to retain the plot of land beyond the post and rail fence – refer to site plan. However, the owners would be happy to negotiate separately for this land should a buyer be interested.

For additional information of the property's history and listed status please visit the website below where it can be found by entering "16 Main Street Repton": www.historicengland.org.uk/listing

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

Please note: The property is located in Repton's conservation area.

EPC not required as a listed building.

Property construction: Standard

Parking: Carport and drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 G

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

Our Ref: JGA/19052026

Reception Hall



Dining Kitchen



Dining Kitchen



Dining Room



Sitting Room



Conservatory



Reception Hall



First Floor Landing



Bedroom Two



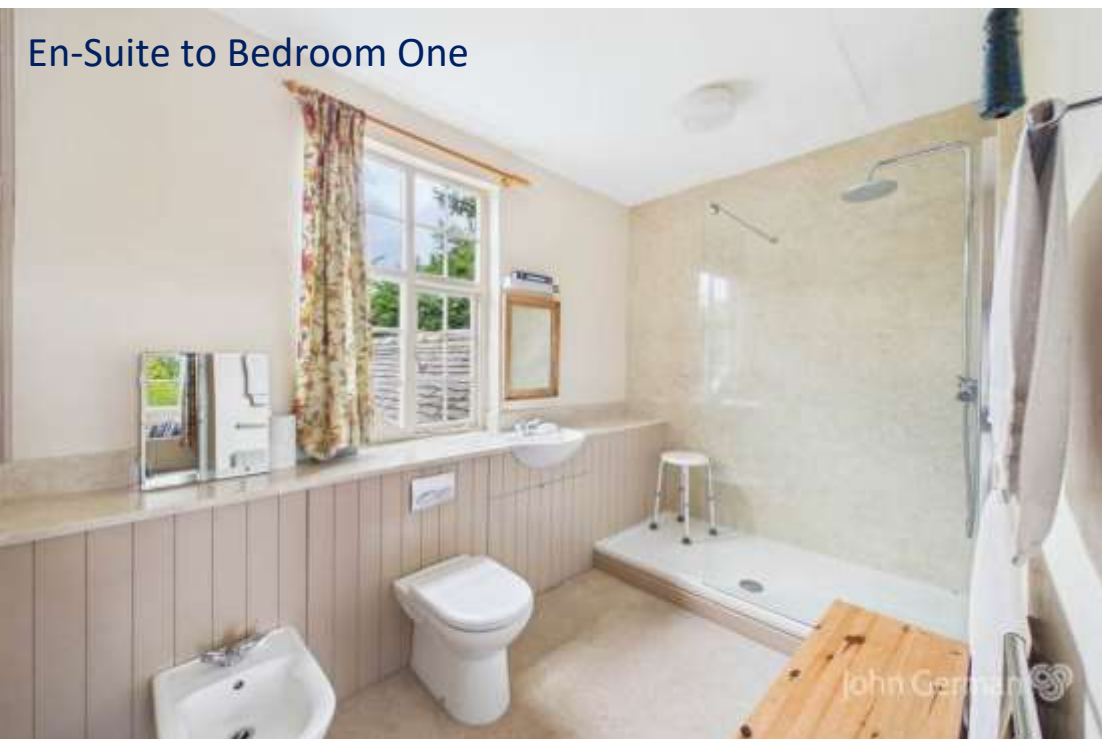
Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Three



Bedroom Seven



Bedroom Six



Bedroom Five



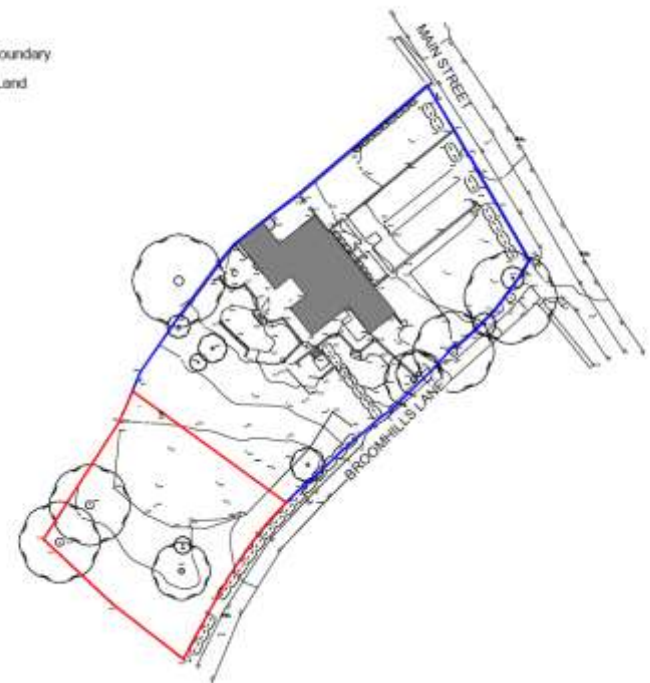
Bedroom Four







- Ownership Boundary
- Transferred Land





Approximate total area[®]

185.4 m²

1996 ft²

(1) Excluding balconies and terraces

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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Ground Floor



Approximate total area⁽¹⁾

64.4 m²

694 ft²

(1) Excluding balconies and terraces

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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1.07 x 0.83 m
3'6" x 2'8"



Approximate total area⁽¹⁾

64.8 m²
699 ft²

Reduced headroom

3 m²
32 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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