

The East Tower, Bretby Hall

Bretby, Burton-on-Trent, DE15 0QQ

John German



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£500,000

An exceptionally elegant and well-proportioned two storey apartment encompassing the East Tower turret, with a superb roof top terrace affording spectacular 360 degree views across the wonderful parkland. An outstanding home of immense character with courtyard parking & lift access, Grade II* Listed.



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Bretby Hall is Grade II* listed and is of historic and architectural importance, formerly being the home to the Earl of Chesterfield and steeped in history, the hall was converted into luxury apartments and the East Tower offers a stunning blend of character living with modern comforts. Occupying a choice position in this former stately home with light and spacious accommodation leading to a stunning turret top garden with spectacular panoramic views. Set within glorious parkland, the hall is approached along a private drive off the A511 Burton to Ashby Road, and there is secure parking for two cars within the electric gated inner courtyard, visitor parking outside the hall is also available.

The East Tower is accessed from the South Wing main entrance hall, with a secure key operated lift leading to the second-floor landing.

From here, wide double doors open into a superb reception hall, having an original stone floor, an elegant Georgian staircase off which is flooded with light from a rooftop lantern above, and large dual aspect sash windows, one of which has shuttered reveals. Beneath the stairs is a fitted bookcase and cupboards providing a useful study space, together with understairs storage.

From the hall, a large Georgian casement door opens into a magnificent drawing room, with high ceilings and cornice. There is a period fireplace housing a newly installed log burner on slate hearth and quality laminate flooring. Two large sash windows with shutters open to the south aspect, providing lovely views across the parkland. An interconnecting door leads through to the breakfast kitchen which is fitted with an attractive range of shaker style units in a period design, featuring granite work surfaces and a recess housing a Rangemaster cooker with granite splashback and over mantle. There is worktop lighting and illuminated wall cupboards together with an integrated dishwasher and washing machine. The breakfast area is situated adjacent to a curved wall with a sash window overlooking the grounds, and there is also a useful utility cupboard.

The inner hall from the main reception hall serves the master bedroom, which is housed in the turret section, having a curved wall with twin sash windows either side of an elegant period fireplace together with excellent quality fitted wardrobes. Adjacent is the main bathroom, again in the turret featuring a curved wall with inset sash windows and having a return door to the hall, Jack and Jill style. The bathroom features a freestanding slipper bath with mixer tap and shower, low level WC, bidet and twin wash hand basins with wall lights, cornice to ceiling and a sash window with shuttered reveals.

The Georgian staircase rises to a spectacular galleried landing with a roof lantern above. There is access to useful loft storage space and a short flight of oak steps to the first-floor inner landing, off which is a guest bedroom in the turret with lovely oak flooring, fireplace and sash windows. Adjacent is a smart fitted dressing room with hanging rails, shelves, drawer units and a dressing table, with a window to the south and an airing cupboard housing the gas central heating boiler (installed September 2022), together with new pressurised hot water system. Off the landing is a further bedroom with a curved wall, oak flooring, fireplace and window. Both bedrooms are served by a luxury refitted shower room having tiled floor and walls, walk in shower with glazed screen, WC and wash hand basin, with LED lighting and a window to the side.

The jewel in the crown can be found off the landing, where a door conceals stairs which lead to a spectacular roof terrace. Sitting on top of the turret complete with battlements, there is decked flooring, decorative lighting and working hot tub. This makes a superb space for relaxing or al fresco entertaining, with spectacular 360-degree views.

Agents notes:

- Service charge half yearly charge- £2,130.33
- Ground Rent yearly- £150
- Insurance half yearly- £927.75

The property is in a conservation area.

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

Tenure: Leasehold: Lease Start Date 17 Jun 2001. Lease End Date 25 Dec 2125. 125 years less 3 days from 25.12.2000

(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: Secure parking for two cars

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

(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: South Derbyshire District Council / Tax Band G

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

Our Ref: JGA10112025

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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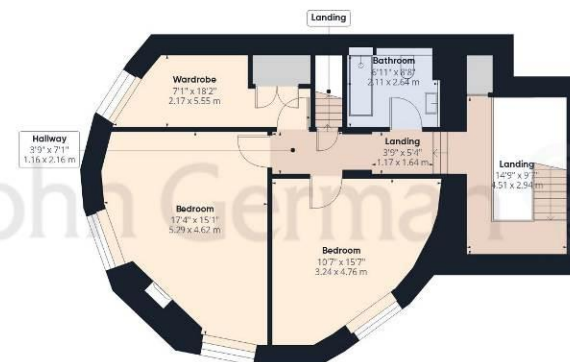




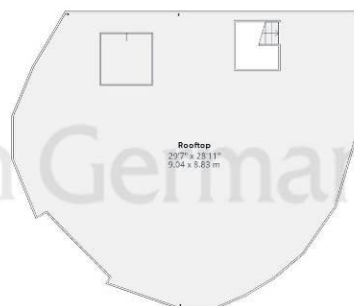




Ground Floor



Floor 1



Floor 4

Approximate total area⁽¹⁾

2412 ft²

224.1 m²

Balconies and terraces

811 ft²

75.3 m²

(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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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