

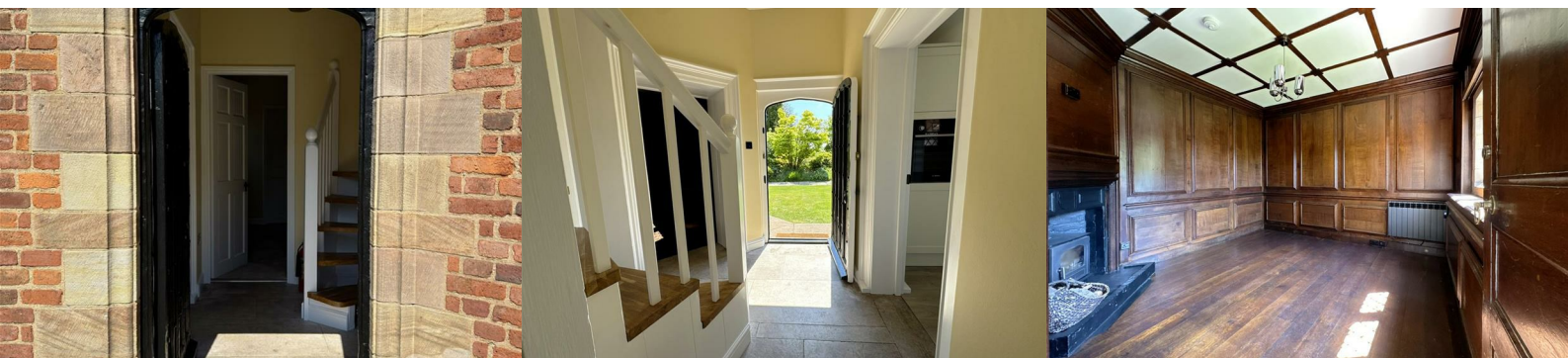


## Church Cottage, Barton Hall, Church Broughton, DE65 5AN

**£1,850 Per Calendar  
Month**



A lavishly appointed, beautifully presented, two bedroom cottage which benefits from a wealth of original features within the grounds of Barton Hall.





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Situated within the grounds of Barton Hall, within a gated community and the parish of Barton Blount, Church Cottage is a superbly appointed property which has undergone a full programme of modernisation and improvement. Located within Barton Park which is a stunning historic country estate in an idyllic rural location, the cottage has a wealth of original features including original doors, stone mullion windows and Oak panelling throughout.

Internally the spacious accommodation comprises an entrance hall with Flagstone floor and spiral staircase leading to the first floor and access to a wood panelled lounge with polished wooden floor and feature fireplace. The kitchen has been recently refitted to include Granite worktops, integrated Bosch appliances and views over the Chinese Gardens and the Park. There is a step up to a charming utility room with integrated washing machine and windows overlooking the quadrangle courtyard.

To the ground floor there is a large master bedroom which has a well appointed en-suite shower room and from the hallway, a spiral staircase leads to the upper floor where there is a further wood panelled bedroom and separate bathroom with oval bath and mixer tap.

The property has been comprehensively restored to the highest quality with new

wiring, heating, plumbing and hot water systems.

The beautiful location can only be fully appreciated by internal and external inspection but this very special cottage offers amazing rural views over sweeping Derbyshire countryside aswell as manicured gardens and parking by the lake next to the property.

Church Cottage benefits from a peaceful rural location adjacent to the pretty village of Church Broughton. The town of Ashbourne is 11 miles away with both Derby and Uttoxeter approximately a 12 miles journey. East Midlands airport is 19 miles away and the centre of Leicester, Nottingham and Birmingham are within a sensible commuting time.

Properties of this quality in such a delightful location rarely become available to let and viewing is recommended at the earliest opportunity.

## **ACCOMMODATION**

Entering the property through original restored oak door into:

## **SPACIOUS ENTRANCE HALL**

The bright and airy space has an open tread spiral staircase leading to the first floor, Flagstone floor and access to the:

## SITTING ROOM

12'5" x 12'3" (3.78m x 3.73m)

The beautifully restored wood panelled lounge is a particular feature of the property and has a stone mullion, leaded light window overlooking the Chinese Gardens. The room has a feature fireplace with a log-burning stove, complemented by a polished wooden floor and is equipped with the latest wall-mounted electric heating technology.

## KITCHEN

11'5" x 7'4" (3.48m x 2.24m)

Neatly refitted to include a range of quality Granite work surface/preparation areas, wall and base cupboards, an integrated Bosch oven and electric Bosch hob. This room has a stainless steel sink unit with mixer beneath a stone mullion, leaded light window overlooking the gardens and Barton Hall. There are useful kitchen drawers, integrated dishwasher, integrated fridge and freezer. Step up to:

## UTILITY ROOM

11'5" x 4'5" (3.48m x 1.35m)

This useful space has a worktop with integrated washing machine beneath and windows overlooking the courtyard.

## GROUND FLOOR BEDROOM ONE

15'7" x 12'11" (4.75m x 3.94m)

(Maximum measurement)

The principle bedroom is situated on the ground floor and has views over the courtyard.

## EN-SUITE

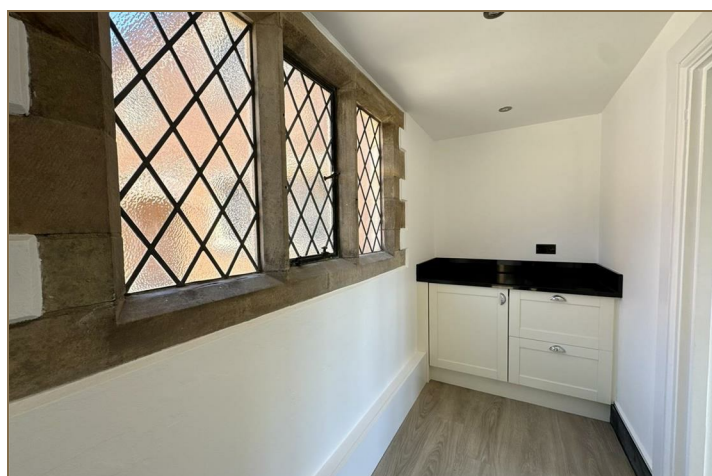
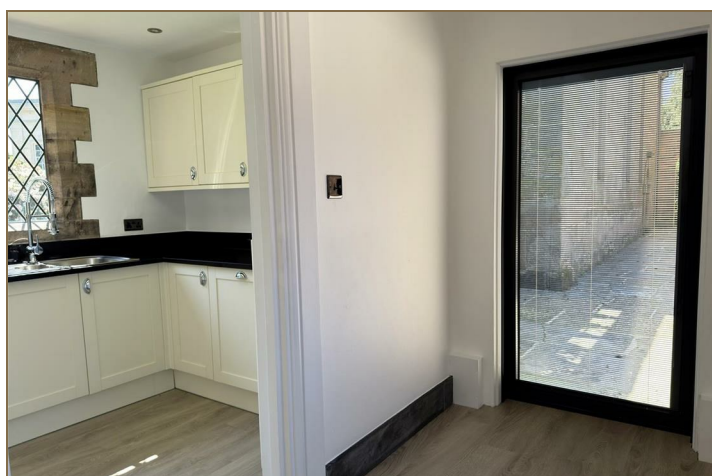
7'1" x 5' (2.16m x 1.52m)

Luxuriously appointed to include a low level WC, wash hand basin and shower cubicle with glazed screen, inset ceiling spotlights, heated towel rail and stone mullion, leaded light window.

## TO THE FIRST FLOOR

## LANDING

With window overlooking the gardens and Barton Hall.





## BEDROOM TWO

12'8" x 12'7" (3.86m x 3.84m)

This beautiful room is wood panelled and again enjoys superb views over the estate. The room has a decorative feature fireplace and inset ceiling lights.

## BATHROOM

9'3" x 6' (2.82m x 1.83m)

With low level WC, wash hand basin and oval bath with central mixer tap and heated towel rail.

## OUTSIDE

Outside the property there is a private garden for the cottage next to the church. The Chinese gardens are directly in front of the cottage and it enjoys magnificent views over the Estate, which can only be appreciated via inspection. To the rear the property has an allocated car parking space and further spaces can be arranged via negotiation.

## DIRECTIONS

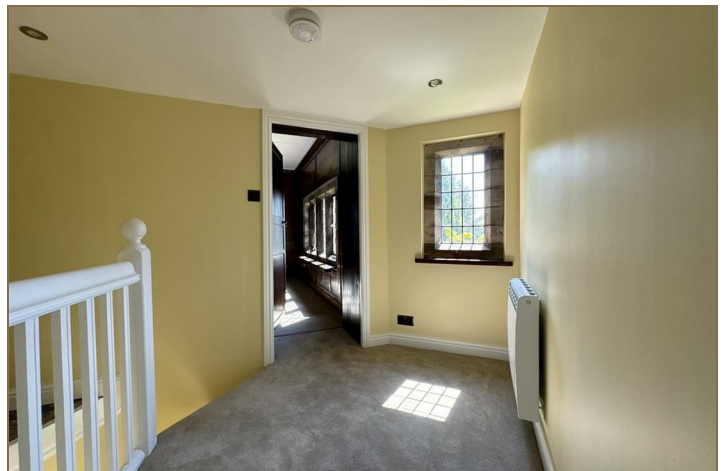
The approach to the cottage is signed Barton

Blount and is off Longford Lane. From Church Broughton, continue by The Holly Bush Inn on your left hand side and proceed out of the village along the country lane until you reach a crossroads. Turn left and continue along for approximately half a mile and the drive is on your left hand side. Continue along this straight and slightly rising drive and you will come to Barton Hall. If you wish to visit the property please contact us. The estate is not open to the public.

## PLEASE NOTE

Tenants are required to pay to the first months rent and deposit, the deposit being equivalent to 5 weeks rent or less, prior to a tenancy commencing. A holding deposit equivalent to 1 weeks rent or less will be required on making an application for the property, this amount will be deducted from the total required.

The holding deposit will be retained by the landlord/letting agent if false or misleading information is provided which affects a



decision to let the property and calls into question your suitability as a tenant

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries

regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

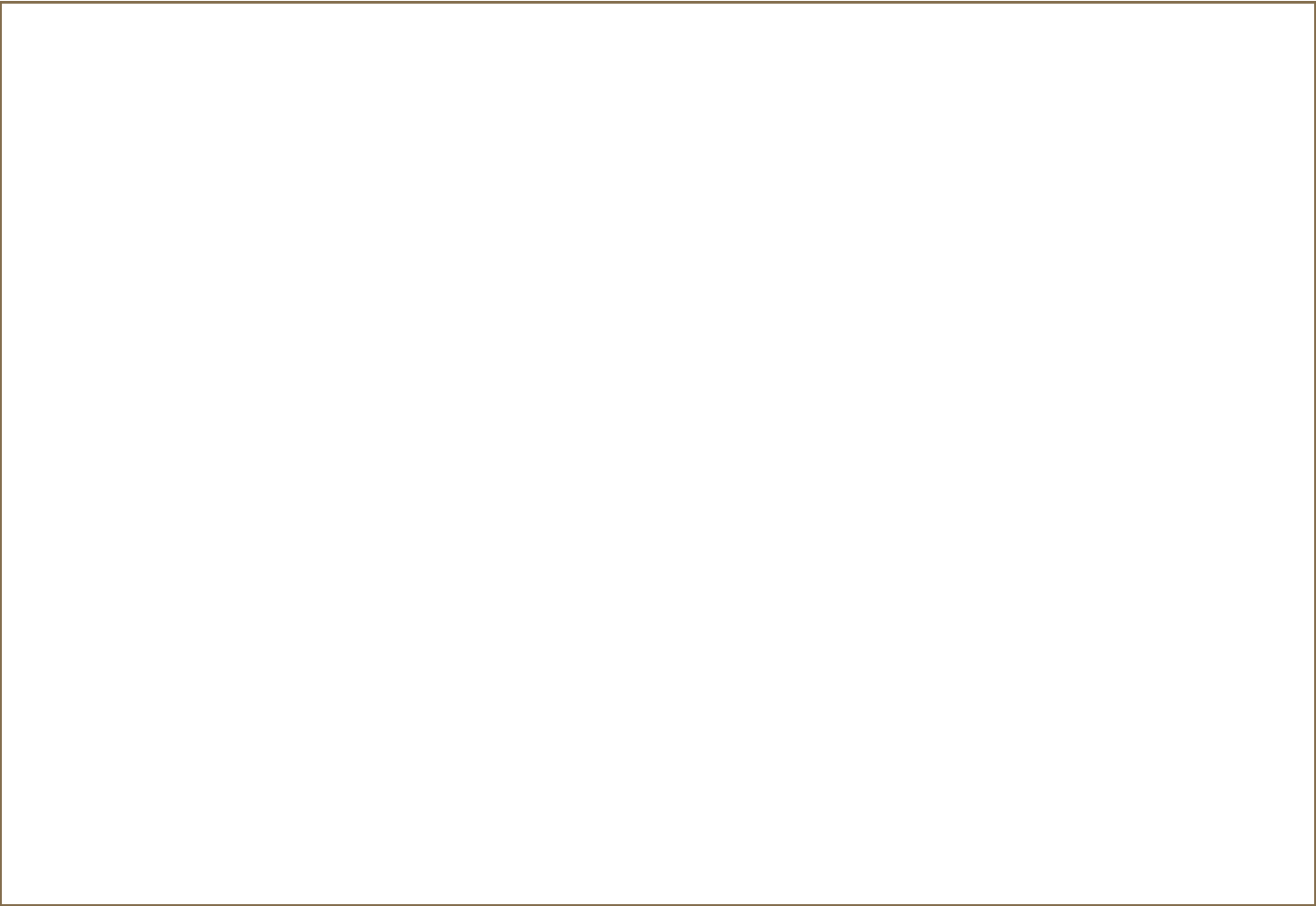
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



## Road Map



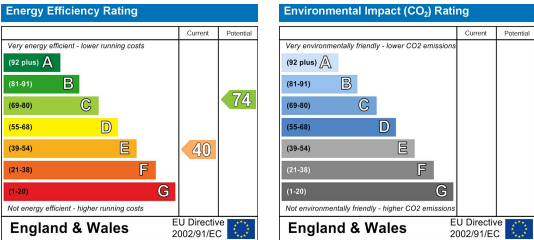
## Floor Plan



## Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at [www.boxallbrownandjones.co.uk](http://www.boxallbrownandjones.co.uk)