



Hall Farm, 57 Church Road, Rolleston on Dove, DE13 9BG



Enjoying an idyllic setting overlooking countryside views in Hall Farm, an elegant detached Victorian villa benefitting from magnificent open plan living, three bedrooms plus a purpose built one bedroom annexe, and beautifully landscaped wrap around gardens. Originally forming part of the Moseley Estate, Hall Farm dates back to the 1890s and has been sympathetically refurbished in recent years, with modern finishes completed by original doors, intricate coving and natural stone floors. This individual residence benefits from planning permission for a detached double garage and has received significant upgrades to include a new roof, rewiring, a new mains gas central heating system and

boiler, under floor heating to the ground floor, high grade insulation and new windows, as well as the recent addition of an intercom system to the electric gated entrance. The property also benefits from Cat 6 cabling throughout, remote controlled blinds, network-controlled exterior lighting, a Heatmister heating system and a Total Control Aga.

The interiors comprise briefly dual aspect reception hall, impressive drawing room, spectacular open plan kitchen with walk in pantry, family room and dining room, cloakroom and a study/occasional bedroom with en suite to the ground floor, with two double bedrooms (one with walk in wardrobe)

serviced by a luxurious family bathroom to the first floor. Outside, the generous plot is accessed via secure electric gates shared with one other property, and Hall Farm enjoys open views over fields and woodland. Beautifully landscaped gardens extend to three sides of the property and a fabulous bespoke built Orangery offers a further space for outdoor entertaining. Also within the grounds is a detached barn which has been converted to create a self contained annexe comprising entrance hall, open plan living kitchen, a large double bedroom and shower room and there is planning consent for a double garage to be built on the driveway.

Hall Farm lies on the outskirts of Rolleston on Dove, within a short walk of an excellent range of amenities including popular pubs the Spread Eagle and Jinnie Inn, St Mary's church, a Co-op, butchers, cricket club and post office. A bus runs from the village to independent schools including Derby High School and Denstone and the property lies within the catchment for John of Rolleston Primary which feeds into De Ferrers Academy. The recently opened John Taylor Free School is also within easy reach.

Further amenities are available within the historic village of Tutbury, home to a medieval Castle, an array of cafes and country pubs, an opticians, dentists and a general store and the village is well placed for commuter travel along the A38, A50 and M6 Toll to local areas such as Derby, Birmingham and Nottingham. Rail travel is readily available from nearby Hatton (direct to Derby) and Burton (direct to Birmingham) and the International airports of East Midlands and Birmingham are both within an easy drive.

- Exquisite Detached Victorian Villa
- Exceptional Specification & Fully Refurbished
- Peaceful Position with Countryside Views
- Impressive Drawing Room with Wood Burner
- Magnificent Open Plan Kitchen
- Family Room & Stunning Dining Room
- Reception Hall & Cloakroom
- Study/Guest Bedroom with En Suite
- Master Bedroom with Walk in Wardrobe
- Second Double Bedroom
- Luxury Family Bathroom
- Detached Annexe with Open Plan Kitchen, Bedroom & Shower Room
- Secure Gated Entrance to Ample Parking
- Planning Permission for Double Garage
- Landscaped Wrap Around Gardens
- Bespoke Orangery
- Refurbished to include Roof, Central Heating System & Windows
- Well Placed for Local Amenities, Schools & Commuter Routes





The front door opens into the **Reception Hall**, a stunning welcome to this individual character home having bespoke cloakroom storage, a door opening out to the gardens and stairs rising to the first floor accommodation. The hallway features limestone flooring which extends throughout the ground floor, and character stripped pine doors open into:

Drawing Room 6.37 x 4.75m (approx 21'10 x 15'7)
A most impressive and elegantly presented reception room having bay window to the side enjoying an open outlook, further sash window to the rear and intricate plasterwork to the coving. A carved mantelpiece houses a traditional wood burning stove

Open Plan Living Kitchen 4.67 x 3.89m (approx 15'3 x 12'9)
The **Kitchen** comprises a bespoke range of base units and an island having Silestone Calacatta quartz work surfaces over, housing an inset ceramic sink, Total Control gas fired Aga and two integral dishwashers. A sliding door opens to a **Walk in Pantry** with automatic lighting which provides further storage space. The kitchen has a window to the side, the island units houses space for a breakfast and the leads into the **Family Room**, where bifold doors lead out to the front. Opening into:

Dining Room 10.28 x 3.54m (approx 33'8 x 11'10)
A magnificent entertaining space featuring vaulted ceilings with skylights providing plenty of natural light, a window to the side enjoying rural views bifold doors opening out to the fore gardens. This room also features an original cast range which has been beautifully restored

Study/Guest Bedroom 2.95 x 2.37m (approx 9'7 x 7'9)
A versatile home office or fourth bedroom, having double doors opening to the side aspect. This room offers potential to extend the accommodation into the annexe if desire, and a sliding door leads into:

En Suite 2.13 x 0.99m (approx 6'11 x 3'2)
Fitted with wash basin, wall hung WC set to vanity units and a double shower, with tiled splash backs and a heated towel rail

Cloakroom
Fitted with wash basin and wall hung WC set to vanity units and having a window to the side





Stairs rise to the **First Floor Landing** where doors open into:

Master Bedroom 4.7 x 3.76m (approx 15'5 x 12'3)

A spacious principal bedroom having windows to two sides enjoying rural views. An opening leads into a useful **Walk in Wardrobe** 3.48 x 1.56m (approx 11'5 x 5'1) with automatic lighting

Bedroom Two 4.03 x 3.88m (approx 13'2 x 12'8)

Another generous bedroom having dual aspect windows and a door to a **Walk in Wardrobe** with automatic lighting. Also within this room are two large double cupboards, one of which houses hanging space and the Vaillant wall mounted boiler and the other housing provisions for both a washing machine and tumble dryer

Luxury Bathroom 3.45 x 3.42m (approx 11'2 x 11'4)

Finished to the highest standard, the bathroom comprises a Silestone quartz vanity houses twin moulded sinks with heated vanity mirror above, wall hung WC, bidet, freestanding bathtub and a remote controlled walk in shower, with tiled flooring, tiled walls, dual gas and electric heated towel rails and a sash window to the side



Self Contained Annexe

This superb detached **Barn** has been converted into accommodation ideal for use as a guest suite, as a home for a dependent relative or for use as an Air BnB type rental. There is also potential to extend the main property accommodation through to the annexe. The front door opens into:

Entrance Hall

Having tiled flooring and doors opening into:

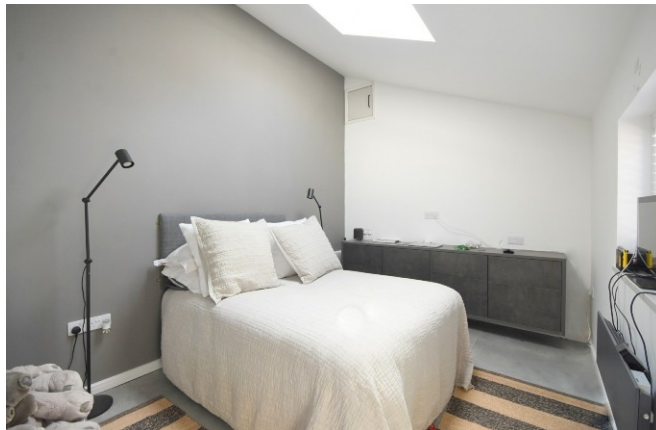
Open Plan Living Kitchen 7.31 x 2.95m (approx 23'11 x 9'8)

This spacious living area comprises a quality fitted kitchen and living/dining area with vaulted ceilings and ceramic tiled flooring throughout. The kitchen is

fitted with gloss wall and base units having Silestone quartz worktops over, housing an inset ceramic sink and integral appliances including oven, induction hob, fridge, freezer, dishwasher and washer/dryer, and there are windows to the front aspect and skylights providing plenty of natural light

Double Bedroom 3.79 x 2.91m (approx 12'5 x 9'6)
Having a window to the front and a vaulted ceiling

Shower Room 2.29 x 1.9m (approx 7'6 x 6'2)
Comprising a contemporary suite having wash basin and WC fitted to vanity units and a walk in shower, with tiled flooring, tiled walls, a skylight and a heated towel rail











Outside

Hall Farm is set on the outskirts of the village beyond recently installed intercom operated electric gates and a driveway owned by the property. The entrance enjoys a rural outlook over fields and countryside and a character brick wall flanks one side of the drive. There is ample parking to the gravel driveway where there is also planning consent for a double garage to be built, and doors open into both Hall Farm's **Reception Hall** and into the **Annexe**. The shed is included in the sale

Wrap Around Gardens

Beautifully tended gardens extend to the front and sides of Hall Farm, being laid to lawns and a recently landscaped terrace, all enjoying a pleasant open outlook. A character wall edged one side of the gardens and there is a stunning bespoke built **Orangery** 6.24 x 4.72, 3.25m (approx 20'5 x 15'5, 11'6), offering a superb covered entertaining space and featuring a cast iron pellet stove. The gardens feature neatly stocked borders, shaped topiary and a variety of mature trees, offering a generous space to appreciate this peaceful and secluded setting. There is exterior lighting, water and power

Please Note: One neighbour has a right of way over the drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide: for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2014 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.