



**Craythorne Cottage**, 51 Beacon Road, Rolleston on Dove, DE13 9EG

Residing within a tranquil plot overlooking open views is Craythorne Cottage, a bespoke architect-designed detached village home offered with no upward chain, showcasing versatile open plan living, four bedrooms including a master with private balcony and a generous garden plot including a bespoke music studio and optional cabin/garden room offering ideal work-from-home space. Having been thoroughly refurbished, extended and upgraded by the existing vendors, Craythorne Cottage offers a superb standard of finish throughout alongside traditionally styled interiors including exposed beams, oak flooring, a traditional fireplace to the lounge and stunning oak framing to both the front and rear aspects.

Attention to detail has been paid both inside and out to create this traditional countryside home whilst including contemporary touches such as under floor heating to the ground floor, modern bathrooms and a handmade kitchen, allowing for the ideals of a character property alongside the practicalities of a newer architect-designed build.

The reception hall leads into the spacious dining room, with two additional reception rooms including an impressive oak framed garden room offering potential to divide off to create separate living areas. Double doors open to the bespoke farmhouse kitchen with utility room, and the hall also gives access to a cloakroom. The first floor landing offers plenty

of space for a study/sitting area, leading off into four bedrooms (three doubles) and a luxurious family bathroom. The elegant principal bedroom suite is serviced by a walk in wardrobe and en suite, as well as having a balcony to the rear overlooking the gardens and delightful views beyond.

Outside, gated access opens into the wrap around plot, having ample parking and access into the twin oak framed garage to the front. Secluded gardens extend to the sides and rear offering a peaceful space overlooking rural views. Within the garden is a fabulous sound-reduction music studio offering an ideal work-from-home space, with a second cabin/garden room available by separate negotiation.

Set on the rural outskirts of this desirable village, Craythorne Cottage enjoys a peaceful yet convenient setting close to both local amenities and attractive countryside surrounding Rolleston on Dove.

Within a healthy walk of the property are pubs including the Spread Eagle and Jinnie Inn, the grand St Mary's church, a Co-op, butchers, cricket club and post office, and the property lies within the catchment for the village primary school John of Rolleston Primary. Secondary schools include De Ferrers Academy, and the recently established John Taylor Free School lies within a short drive. Excellent independent schools can also be found in the area including Repton, Denstone College and Derby High.

Further amenities can be found in the local 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 placed well for access to nearby public footpaths and countryside walks.

For commuters, the A38 and A50 give access to commercial centres including Derby, Birmingham and Nottingham, rail travel is available from nearby Hatton (to Derby) and Burton (to Birmingham) and the International airports of East Midlands, Birmingham and Manchester are within an easy drive.

- Detached Village Home with No Chain
- Versatile Open Plan Interiors & Superb Specification
- Tranquil Setting with Rural Views
- Three Spacious Reception Rooms
- Bespoke Farmhouse Kitchen
- Reception Hall, Utility & Cloakroom
- Four Bedrooms & Family Bathroom
- Master with En Suite, Walk in Wardrobe & Balcony with Idyllic Views
- Gated Entrance to Ample Parking
- Oak Framed Twin Garage
- Wrap Around Gardens Overlooking Countryside Views
- Bespoke Sound-Reduction Music Studio
- Garden Room/Office as Negotiation
- Desirable Village Location





**Reception Hall** 4.15 x 1.73m (approx. 13'7 x 5'8)

A oak framed porch leads to the front door which in turn opens into the hallway, having oak flooring with under floor heating, stairs rising to the first floor with storage beneath and doors to the lounge and cloakroom. Glazed double doors leads through to:

**Dining Room** 4.92 x 4.13m (approx. 16'1 x 13'6)

A beautifully designed open plan space offering potential to separate off from the additional living accommodation, or alternatively open through to the kitchen. French doors open out to the rear terrace and gardens and oak flooring with under floor heating extends into:

**Lounge** 6.2 x 3.25m (approx. 20'4 x 10'8)

A cosy yet spacious sitting room, having windows to two sides and a characterful fireplace housing multifuel stove set to stone hearth. Opening into:

**Oak Framed Garden Room** 4.58 x 4.06m (approx. 15'0 x 13'3)

A stunning space featuring impressive vaulted ceilings, oak framed windows and double doors opening out to the gardens

**Breakfast Kitchen** 4.27 x 3.99m (approx. 14'0 x 13'1)

Extending to a superb size, this farmhouse style kitchen comprises a range of bespoke, handmade wall and base units with solid oak work surfaces over, housing a double Belfast sink, recess housing space for a range cooker and integrated appliances including dishwasher, fridge and wine cooler. French doors open out to the rear aspect and the kitchen has under floor heating and flagstone flooring. A door opens into:

**Utility** 3.76 x 1.65m (approx. 12'4 x 5'4)

Fitted with units coordinating with those of the kitchen, housing a double Belfast sink, integrated freezer and space for a washing machine. A window faces the front, a door opens out to the side and the utility has stone flooring as well as a door opening to a cupboard housing storage and the hot water cylinder

**Cloakroom**

Comprising a traditional Burlington suite having fitted wash basin and WC, with panelled splash backs, an obscured window to the front and oak flooring





Stairs rise to the first floor **Landing**, a versatile space offering plenty of room for a study or sitting area. A window and skylight provide plenty of natural light, a hatch with drop down ladder rises to the loft space and oak doors open into

**Master Bedroom** 4.4 max x 4.3m (approx. 14'5 max x 14'1)

An impressive principal bedroom having stunning vaulted ceilings and double doors opening out to a **Balcony** overlooking far-reaching countryside views. To one side a door opens into a fabulous **Walk in Wardrobe** having ample hanging and shelving space, and a door to the opposite side leads into:

**En Suite** 2.6 x 1.52m (approx. 8'6 x 4'11)

Comprising a marble wash basin set to vanity units providing ample storage, WC and wet room style shower, with tiled flooring and walls, a heated towel rail and a Velux skylight

**Bedroom Two** 3.02 x 2.98m (approx. 9'11 x 9'9)

A double bedroom having a window to the side

**Bedroom Three** 2.98 x 2.96m (approx. 9'9 x 9'8)

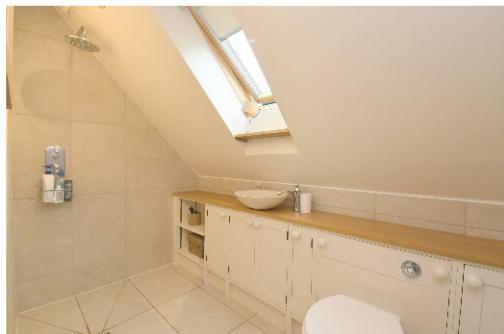
With a Velux skylight to the front

**Bedroom Four** 3.05 x 2.02m (approx. 10'0 x 7'2)

An ideal dressing room or single bedroom, having a window to the rear overlooking idyllic views

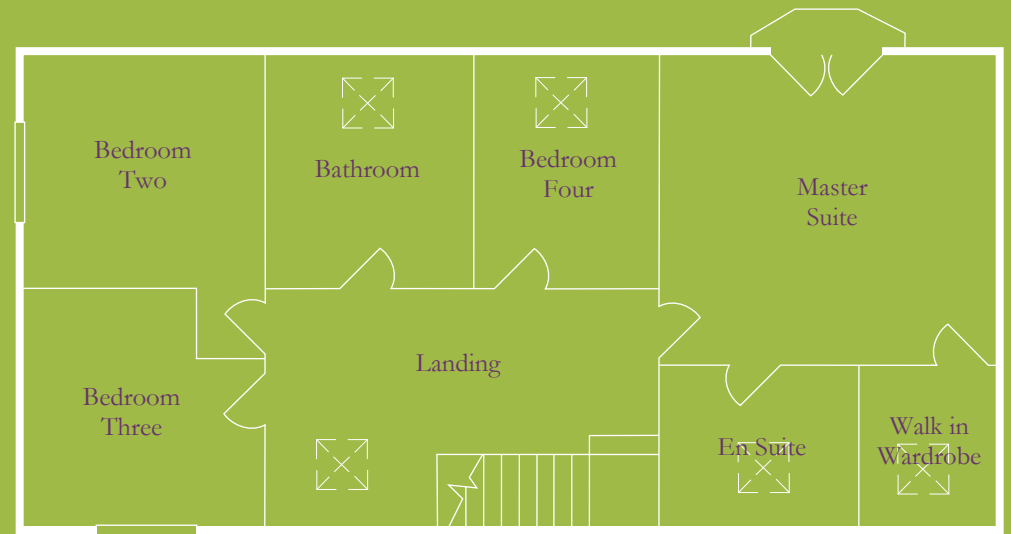
**Family Bathroom** 2.96 x 2.6m (approx. 9'8 x 8'6)

A luxurious bathroom comprising wash basin set to vanity unit, WC, oversized walk in shower and double ended roll top bathtub, with solid oak flooring, a heated towel rail, traditional wall panelling and twin skylights to the rear overlooking idyllic countryside views





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





### Outside

A gated entrance opens from Beacon Road leading into an expansive driveway bordered by neatly tended gardens. There is exterior lighting, power and a water point to the front, and gated access to either side leads into the rear garden. A paved pathway leads to an oak framed porch opening into the property

### Oak Framed Double Garage

This oak framed coach house has twin double entrance doors, power, lighting and ample storage space to the loft above. The wood store to the side of the garage is included in the sale

### Wrap Around Gardens

Secluded and beautifully tended gardens extend to the rear aspect, being bordered by mature foliage and trees providing privacy to all sides. A gravel and paved terrace leads onto lawns bordered by neatly stocked flower beds, and the garden enjoys a picturesque outlook over fields to the rear

### Music Studio 4.08 x 2.65m (approx. 15'4 x 8'8)

Within the garden there is a superb bespoke designed music studio with sound reduction room-within-a-room design, that can also act as a hobby room or office, having power and lighting

Available by separate negotiation is a further log cabin style **Garden Room/Office** 4.06 x 3.6m (approx. 13'3 x 11'10) having power, lighting and plumbing in place for a WC/shower room



**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 2004 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.