The Old Rectory

Netherseal, Swadlincote, DE12 8DF

John German

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Guide Price £1,300,000

An exceptionally attractive and historically important Victorian former rectory which has been meticulously renovated and is presented with impeccable taste throughout. Together with south facing garden and grounds of approx. 1.57 acres.

The property forms the principle part of the original rectory dating from 1863 and enjoys a picturesque setting opposite St Peters Parish Church with wonderful south facing gardens and grounds to the rear overlooking rural countryside, extending to approximately 1.57 acres in all. The property is 21 miles away from Birmingham, 15 miles from Derby and 6 miles from Ashby-de-la-Zouch. The village is set in the heart of the National Forest and benefits from a village hall, shop, post office, tennis club and is well positioned for the local Church of England school, Repton School and Twycross House School. The Old Rectory has been recognised by South Derbyshire District Council as the childhood residence of Sir Nigel Gresley, the iconic rail engineer responsible for the design of The Flying Scotsman and The Mallard; two of Britain's most famous steam locomotives and is identified by a blue plaque on the frontage.

There is a dressed stone portico to the front with porch having double doors and in turn a glazed internal door leading to the entrance hall which displays a lovely oak floor and window to the side aspect. There are two useful built in storage cupboards together with a fitted cloakroom W.C. Throughout the property there are shuttered reveals to sash style windows, some original fireplaces and cornice to the high ceilings with elegantly proportioned rooms throughout.

From the entrance hall double doors open to an inner reception hall which again has a fine oak floor and displays the elegant staircase with fretwork balustrade to a half landing, with glazed door below to the rear porch and in turn a further glazed door opening to the south facing terrace. The elegant drawing room enjoys a dual aspect to the rear and side with fine views across the garden, has a very tall ceiling with deep cornice and cove and fine carved period fire surround to cast iron fireplace.

The second reception room doubles as a sitting/dining room with lovely deep windows to the rear and a superb Adam style fireplace with multi-fuel grate. From here a wide opening leads on to the fabulous bespoke fitted kitchen by La Casa of Nottingham, equipped with quartz silestone worktops and inset stainless steel sink with mixer tap. The kitchen is equipped for the enthusiastic chef with a large capacity Smeg oven, five ring halogen hob and extractor hood over, further eye level built in Smeg double oven and grill, Neff combination microwave oven, integrated fridge/freezer and Smeg dishwasher. The tiled floor benefits from under-floor heating and there are wonderful views that can be enjoyed from here, of the Church to the fore.

The stairs turn on a half landing with a deep shuttered window to the rear and rise to the main landing that has oak floor and decorative balustrade. The master bedroom has a southerly aspect with fireplace and is served by a superb modern en-suite bath/shower room with heated tiled floor, large walk-in shower, panelled bath, vanity wash hand basin and W.C, heated towel rail and halogen lighting.

Bedroom two is particularly elegant and spacious, enjoying a dual aspect and wonderful views to the rear. Both windows have shuttered reveals and there is a fine Adam style fire surround and Georgian style living flame gas fire. Bedroom three currently serves as an office with a Victorian style fireplace and views to the front of the Church. Both are served by a quality shower room with under-floor heating, enclosed shower, vanity wash hand basin and low level W.C. Off the main landing is a useful walk-in wardrobe/store together with a half glazed door leading to an inner hall with oak flooring and stairs off to the second floor.

There is no let-up in the quality here either, an attractive landing serves a guest bedroom with large en-suite bath/shower room having under-floor heating and quality fitments. There are two further excellent bedrooms also served by a modern well-equipped shower room, again with under-floor heating and quality fitments.

The Old Rectory stands opposite St Peters Church set behind a high brick wall with twin vehicular entrances flanked by dressed stone pillars to a sweeping 'in-out' gravelled driveway with central lawn, borders and a number of fine Pine trees and a superb Wellingtonia tree. Excellent vehicular parking and manoeuvring spaces provided together with access to a detached brick garage (6.3m x 2.66m) having twin entrance door, side personal door, useful utility area with sink and base cupboards, power and lighting. Adjacent to this, inset double gates to a brick wall lead to the rear passing a newly installed steel 2,500 litre oil tank and access to the excellent cellarage. The cellarage is extensive, comprising numerous chambers for storage and a wine cellar, all being illuminated with power. An added advantage is that within the cellar this provides easy access to service pipes etc for maintenance.

The garden and grounds are magnificent, enjoying a truly wonderful south facing aspect with a large paved terrace equipped with two powered sun shades for when it gets just that bit too warm. Gracious steps lead down to terraced lawns with well-stocked borders but also a ramp to allow easy access for machinery such as a ride on mower etc. Beyond the garden lies a paddock/water meadow which runs down to the River Mease including fishing rights, beyond the river are rural fields. There is a useful timber implement shed together with a timber summer house/pavilion from which to enjoy the tranquillity and views. There is also exterior PIR security lighting.

Tenure; Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services; Mains water, electricity and fibre broadband internet are believed to be connected to the property, drainage is via private septic tank and central heating is oil fired. Purchasers are advised to satisfy themselves as to their suitability.
Useful Websites; www.environment-agency.co.uk; www.netherseal.co.uk provides interesting information on the history of Netherseal, The Old Rectory and the conservation area.
Ref: JGA/010518

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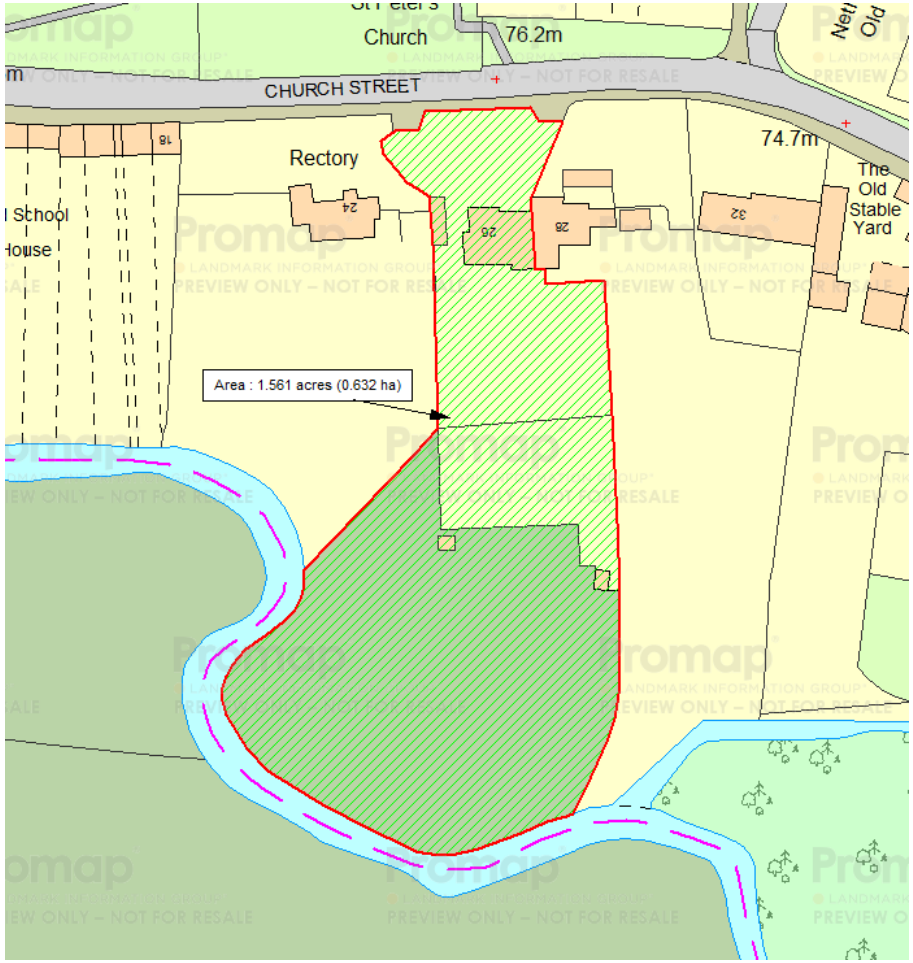
THE OLD RECTORY

Friends Welcome
(RELATIVES BY APPOINTMENT)

WC
BREAKFAST KITCHEN
22'11 x 7'4
6.98m x 2.24m
RECEPTION HALL
13'6 x 11'6
4.11m x 3.50m
INNER HALL
DRAWING ROOM
18'1 x 16'
5.51m x 4.87m
LIVING ROOM
18'1 x 16'1
5.50m x 4.89m
GROUND FLOOR
APPROX. FLOOR
AREA 1234 SQ.FT.
(114.7 SQ.M.)
BEDROOM THREE
15'2 x 13'7
4.62m x 4.14m
SHOWER
ROOM
CUPBOARD
ENSUITE
LANDING
BEDROOM TWO
MASTER BEDROOM
18'4 x 16'
5.60m x 4.87m
1ST FLOOR
APPROX. FLOOR
AREA 1224 SQ.FT.
(114.6 SQ.M.)
BEDROOM SIX
15'1 x 11'6
4.60m x 3.50m
SHOWER
ROOM
BOILER
CUPB
LANDING
BEDROOM FIVE
18'5 x 13'1
5.61m x 4.00m
ENSUITE BATH/
SHOWER ROOM
BEDROOM FOUR
18'4 x 13'1
5.60m x 4.00m
2ND FLOOR
APPROX. FLOOR
AREA 1123 SQ.FT.
(104.3 SQ.M.)



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Agents' Notes

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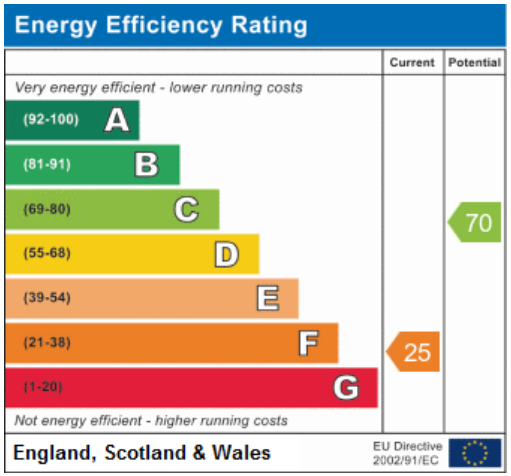
Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | East Leake | Lichfield | Loughborough
Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

John German