

# The Coach House

Draycott in the Clay Derbyshire



 Parker  
Hall

Independent Estate Agents

# The Coach House

Mill Lane Draycott in the Clay DE6 5GX

Nestled within this exclusive development of just five properties is The Coach House, an exquisite three bedroom barn conversion showcasing a wealth of character, generously proportioned interiors and a secluded 1.25 acre plot including landscaped south facing gardens and a paddock. Enjoying a private setting bordered by rolling countryside and picturesque mill waters, this individual former coach house has been finished to an exceptional standard both inside and out, featuring beautifully appointed living accommodation, three double en suite bedrooms and a luxurious outside living space, all within a wonderfully private gated plot.

The Coach House benefits from no upward chain and offers immaculate interiors highlighting the original character of this exceptional link-detached barn, alongside traditionally styled finishes including a bespoke kitchen with total-control Aga, modern bathroom suites and an impressive oak framed garden room. In addition to the main property there is further opportunity for development, with a double garage offering annexe potential and a fabulous 1 acre paddock presenting an ideal base for a home-run business, as an Air BnB style rental or to provide rental income (subject to relevant permissions).

- **Characterful Barn Conversion**
- **Offered with No Upward Chain**
- **Secluded Rural Setting in Exclusive Private Development**
- **Spacious Interiors & High Spec Finish**
- **Generous 1.25 Acre Plot**
- **Bespoke Dining Kitchen with Aga**
- **Two Characterful Reception Rooms**
- **Reception Hall & Cloakroom**
- **Three En Suite Double Bedrooms & Dressing Room**
- **Gated Entrance to Ample Parking & Double Garage**
- **Beautifully Landscaped 0.25 Acre Garden**
- **Oak Garden Room & Home Office**
- **Further 1 Acre Paddock with Orchard**
- **Oil Central Heating, Hardwood Double Glazing, Private Drainage System & Superfast Broadband**
- **Well Placed for Commuter Routes & Local Amenities**



The Coach House is set part way between the popular villages of Draycott in the Clay and Sudbury in an exclusive secluded private development of individual barn conversions and character homes all nestled within the pretty Derbyshire countryside.

Nearby Draycott offers amenities including a post office, pubs and a village hall, with Sudbury being home to a boutique shopping village and the National Trust owned Sudbury Hall Estate. More comprehensive amenities can be found in the historic market town of Uttoxeter, where there are an array of shops, supermarkets, restaurants, a train station and the renowned Uttoxeter Racecourse.

The property lies within catchment for the Sudbury Primary School and there are a choice of middle and high schools including Windsor Park Middle, Thomas Alleynes High and Queen Elizabeths High in Ashbourne. Excellent independent schools are also easily accessible, including Denstone College and Repton.

For leisure pursuits, Draycott in the Clay lies on the Staffordshire/ Derbyshire border, having the Peak District National Park and the Staffordshire Moorlands both within an easy drive. Nearby equestrian centres include Eland Lodge and Marchington Field, and there are a number of local health clubs, gyms and golf clubs including Hoar Cross, St Georges Park and Uttoxeter Golf Club.

The Coach House lies within an ideal location for commuter routes including the A50, A38 and M6 Toll. The International airports of East Midlands and Manchester are also within a convenient drive.



	Village Centre & Amenities: 1.5 miles
	Uttoxeter Rail Station: 7 miles Hatton Rail Station: 4 miles
	Uttoxeter Town Centre: 7 miles Derby City Centre: 15 miles Nottingham City Centre: 30 miles
	Peak District National Park: 13 miles Staffordshire Moorlands: 19 miles
	Manchester Airport: 50 miles East Midlands Airport: 43 miles

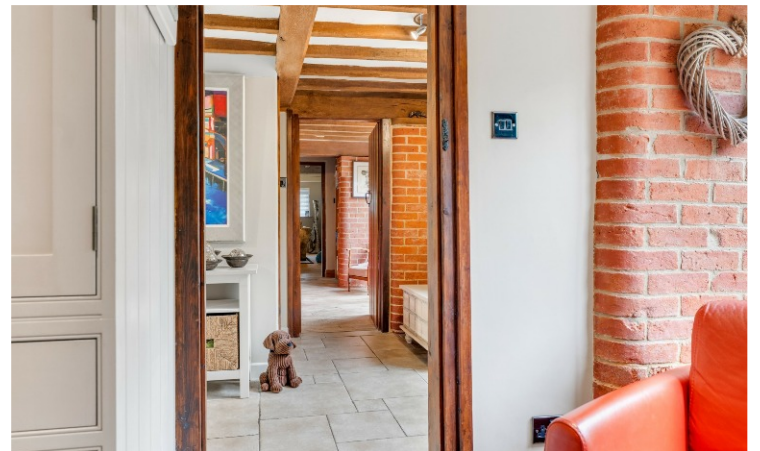
The Coach House is approached via a lengthy private driveway shared with four additional homes. Double gates open into a sweeping gravel drive where there is parking for a number of vehicles, with a winding pathway leading to the glazed front door which opens into the **Reception Hall**.

An arched window overlooks a charming courtyard to the rear, and doors open to a useful cloaks cupboard and firstly into the **Sitting Room**, an ideal snug or formal dining room. There is a fabulous inglenook with quarry tiled hearth and a Scandinavian style wood burning stove inset.

To the end of the barn is a spacious **Lounge**, again having recently replaced windows to the side, French doors to the front and integral network cabling. A bespoke media wall houses a Samsung TV and sound bar which are included in the sale, with a contemporary remote control Opti-Myst fireplace below. Both the lounge and sitting room feature solid oak flooring and a wealth of character beams.

Accessed from the opposite side of the hallway is the bespoke **Dining Kitchen**, another characterful space highlighting a wealth of exposed beams and brickwork. The **Kitchen** is fitted with a range of handmade, in frame wall and base units with solid wood interiors, having granite work surfaces, a Belfast sink and an integrated dishwasher. A fully electric total-control Aga is included in the sale, there are spaces for an American fridge freezer and washing machine, and the kitchen has windows to the front and rear as well as a door opening out to the rear courtyard garden. A thumb latch door opens into the **Cloakroom** which is fitted with a contemporary suite and also houses further fitted storage.







From the reception hall a staircase with glazed balustrade rises to the first floor **Landing** which extends across the rear of the barn having a window to the rear. an opening leads into a fabulous **Dressing Room**, offering potential to convert back into a fourth bedroom. The wardrobes and drawers in the dressing room are included in the sale, and there is useful high level storage to one side.

The **Master Bedroom** is set to one side of the barn, having magnificent vaulted ceilings with exposed beams and dual aspect windows. This bedroom has private use of an **En Suite Bathroom**, comprising a white four piece suite having a freestanding bathtub and a separate double shower.

**Two Additional Double Bedrooms** also each benefit from private **En Suite Shower Rooms**, as well as having pleasant garden views and vaulted ceilings with beams.







Leading from Mill Lane, a lengthy private drive shared with four additional properties leads to private double gates which open into a gravel driveway with parking for a number of vehicles. There is access via twin manual entrance doors into the **Double Garage** which has power, lighting and loft storage above, presenting scope for conversion into an annexe (subject to relevant permissions). To the side of the garage there is an exterior Belfast sink with hot and cold water, and the EV charging point is as separate negotiation.

To the side of the garage is a Home Office with hardwired fast broadband providing a useful space to work from home or alternatively use as a hobby room or gym. A quality shed and garden store to the side of the property are included in the sale.

**South Facing Landscaped Gardens** extend to the fore of the barn, being laid to shaped lawns, neatly stocked borders and mature trees and enjoying complete privacy to all sides. A beautifully crafted



**Oak Framed Garden Room** provides a fabulous indoor-outdoor entertaining space, featuring a porcelain paved terrace, a bar area, power, lighting and an LPG gas point providing space for a fire pit. The porcelain terrace extends across the front of the barn providing additional sunny seating areas to enjoy the secluded setting.

From the **Garden Room** a door opens to a walkway leading the rear aspect where there is a delightful **Courtyard**, laid to decking and a mature pergola, having exterior power and lighting. Gated access opens out to a right of way back onto the main driveway.

Opposite the entrance to The Coach House, a five bar gate opens into a **Paddock with Orchard**, measuring a total of **1 Acre** and being a superb addition to the exterior space. The paddock is bordered by mature trees and foliage and is home to a small wildlife pond, a number of apple trees and a mulberry tree, as well as having a timber **Workshop** with power, lighting and water, presenting opportunity for conversion into a Air BnB rental (subject to relevant permissions). Alternatively, the paddock offers an excellent potential to provide a rental income to the next owners.



Floor Area: 1,948 ft<sup>2</sup> / 181 m<sup>2</sup>

### Ground Floor

**Reception Hall** 4.87 x 2.77m (approx. 15'11 x 9'1)

**Dining Kitchen** 5.06 x 4.83m (approx. 16'7 x 15'10) – max

**Sitting Room** 5.1 x 4.3m (approx. 16'8 x 14'0)

**Lounge** 6.08 x 5.0m (approx. 19'11 x 16'4)

**Cloakroom**

### First Floor

**Landing** 8.4 x 1.2m (approx. 27'7 x 3'11)

**Master Bedroom** 5.02 x 3.33m approx. 16'5 x 10'11)

**En Suite Bathroom** 4.7 x 1.6m (approx. 15'4 x 5'2)

**Dressing Room** 3.76 x 1.97m (approx. 12'4 x 6'5)

**Bedroom Two** 5.06 x 3.03m (approx. 16'7 x 9'11)

**En Suite** 3.54 x 1.4m (approx. 11'7 x 4'6)

**Bedroom Three** 4.24 x 3.11m (approx. 13'10 x 12'3)

**En Suite** 3.5 x 1.4m (approx. 11'6 x 4'6)

### Outside

**Double Garage** 5.7 x 5.7m (approx. 18'9 x 18'9)

**Office** 3.5 x 2.8m (approx. 11.5 x 9.2)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		



Floor Area:

1,948 ft<sup>2</sup>

181 m<sup>22</sup>



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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.

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