



# A generous 3 bed duplex apartment

Apartment 14, Bretby Hall, Bretby, Burton on Trent, Staffordshire

Leasehold



Three bedrooms arranged over two storeys • One en-suite master bedroom • Far-reaching open countryside views. Secure courtyard parking • Extensive, well-maintained communal gardens

### Location

Bretby Hall is situated in the conservation village of Bretby, on the border between Derbyshire and Staffordshire. This charming village is well placed for Repton which is home to one of Britain's oldest independent schools and is within ease of access to many local services and amenities. The property is well positioned for the commuter requiring prompt access across the region, with the A38 and A511 just a short drive away and the nearest train station just 4 miles from the village.

### Description

Bretby Hall is believed to have been built between 1812 and 1834 and was once a second home to the Earl of Caernarfon, whose principal residence at the time was Highclere Castle (also known

as Downton Abbey).

Following its later use as an orthopaedic hospital, the hall was converted into apartments in the early 2000s by a local developer. This particular apartment occupies the second and third floors of the north east wing and retains an array of period features such as the high ceilings, cast iron radiators, original doors, sash windows and original wood flooring, to name just a few.

Entry into the apartment at second floor level leads into a vaulted entrance hall and onto the accommodation at this level. Directly off the entrance hall sits the breakfast kitchen which incorporates oak effect base and wall units, some of which are glass-fronted, laminated work surfaces and a range of integrated appliances to include a dishwasher, washing machine, a fridge freezer, an





AEG 5-burner induction hob with extractor above and an AEG electric oven. The kitchen enjoys a view across the courtyard and provides space for a small dining table.

Directly adjacent to the kitchen, also accessible off the entrance hall is the delightful double-fronted sitting room which holds original wood flooring, built-in oak effect shelving and storage units, cast iron radiators and a feature fireplace with a stone surround, mantle and hearth. An internal lobby provides access off the sitting room and onto a WC, a study with fitted desk and shelving units to the north elevation and the generous master bedroom, benefitting from a fitted dressing table and a three piece en suite bathroom which is fitted with a vanity wash hand basin, low level WC, a bath with shower above and a full wall of mirror-fronted wardrobes.

There are two further bedrooms at third floor level, one of which is accessible via

the cast iron spiral staircase off the entrance hall, whilst the second double bedroom is accessed from the spiral staircase off the study and benefits from access to a separate three piece bathroom at this level, in addition to a large storage room within the loft space.

Private courtyard parking for one vehicle is provided via the electrically operated gates to the south elevation, with a second allocated parking space off within the main car park. The extensive, communal gardens are very well maintained and provide a further recreational space for residents of Bretby Hall.

#### **Tenure**

Leasehold

#### **Services**

Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

#### **Viewing**

Strictly by appointment with Savills.

# Bretby Hall, Burton-on-Trent

Main House gross internal area = 1,261 sq ft / 117 sq m



savills

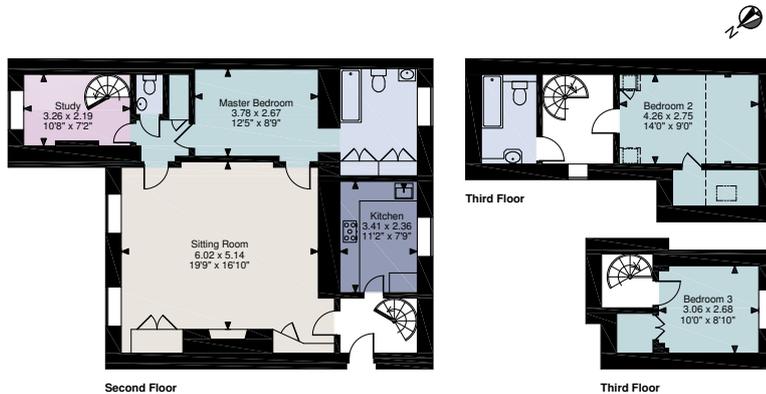
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Second Floor

Third Floor

Third Floor

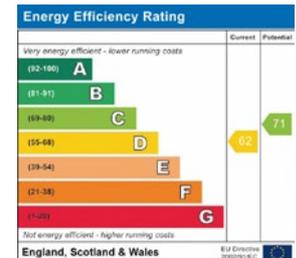
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Denotes restricted head height

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