



## **AN IMPRESSIVE THREE BEDROOM DUPLEX APARTMENT WITHIN THE BRETBY HALL ESTATE**

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APARTMENT 4, BRETBY HALL, BRETBY, BURTON ON TRENT, STAFFORDSHIRE



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# RETAINING A WEALTH OF PERIOD FEATURES THROUGHOUT

APARTMENT 4  
BRETBY HALL, BRETBY,  
BURTON ON TRENT,  
STAFFORDSHIRE, DE15 0QQ

Three double bedrooms ♦ two en suite bedrooms ♦ stunning country side views ♦ 360 degree roof terrace ♦ courtyard parking ♦ private lift access ♦ large sitting room ♦ presenting many original features ♦ EPC rating = D

## 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 Carnarvon, 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 2000's by a local developer. This particular apartment occupies the second and third floors of the south wing and boasts an array of period features such as high ceilings, cast iron radiators, original doors, sash windows and historical fire places, to name just a few.

The key operated lift allows access to the second floor lobby and onto the apartment entrance via the large double doors. Sat on entry to the property, the extensive dining room is a tastefully decorated room with high ceilings, cast iron radiators and steps up to the French doors leading on to the superb west facing, walled terrace.

Entry to the second bedroom is also via the dining area which presents views to the south through the stone arch window and a three piece en suite shower room with hydro shower.

The hallway leads through to the elegant 30 foot sitting room which appreciates a triple aspect view across the communal gardens and holds an attractive fireplace with inset log burner, ornate corncicing and timber window shutters. Sat adjacent to the sitting room, the modern kitchen diner features beech effect base and wall units with black granite worktops and incorporates a Stoves double oven with gas hob, a Stoves extractor hood and an integrated Bosch dishwasher.

Further appliances to include a washing machine and dryer are provided via the utility area off the hallway.



Stairs ascend from the dining room to the second floor landing, off which sits the main three piece bathroom suite with pedestal hand wash basin, low level W.C and raised Jacuzzi bath. The generous master bedroom occupies half of the second floor, boasting fantastic, far reaching views, two original feature fireplaces, window seating and a three piece en suite shower room. The west facing third bedroom is a well-proportioned double room and also holds a window seat and feature fireplace.

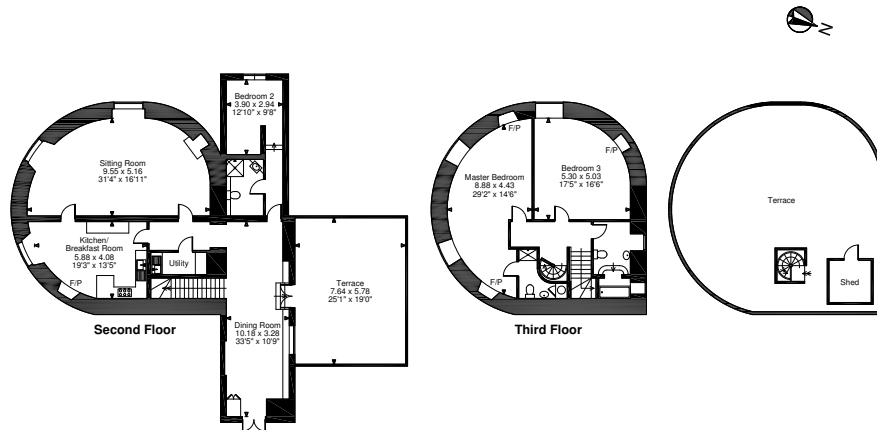
A cast iron spiral staircase leads from the second floor to the stunning roof terrace, displaying a 360 degree undisturbed view of open countryside and makes for an excellent entertaining / recreational space.

### Outside

Private courtyard parking for two vehicles is provided via the electrically operated gates to the south elevation, with visitor parking also available around Bretby Hall. The extensive, communal gardens are very well maintained and provide a further recreational space for residents of the Hall.

## FLOORPLANS

Main House gross internal area = 2,360 sq ft / 219 sq m  
Quoted Area Excludes 'External Shed'



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	