



Substantial Victorian country house for renovation

Butterley Park House, Butterley Park, Derbyshire

Freehold

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Butterley Park House is a spacious period country house in need of restoration and improvement, enjoying a glorious mature setting with wonderful open views. Set in approx. 2.43 acres an additional 15.5 acres is available separately. Flexible and spacious ground floor living accommodation. First floor currently divided with twin staircases, part used as an owners apartment but in total offering 5/6 bedrooms, three further bedrooms on the second floor. Front courtyard area with workshop and coach house and delightful private tree lined grounds and gardens with an outlook onto open countryside.

Location

Butterley Park is set off a long private road between Ripley and Golden Valley with excellent access to the nearby A38 which links through to the M1 motorway and to the south to Derby. The setting of the house is quite stunning with wonderful open views to the south across the mature gardens and adjoining farmland.

Description

Butterley Park House comprises a substantial detached Victorian house enjoying a mature tree lined private grounds of some 2.43 acres including two small areas of woodland all enjoying stunning countryside views. The property is in need of some renovation and upgrading but offers an exceptional opportunity to create a wonderful long term family home.

A further 15.5 acres is available as an additional lot.

The house on the ground floor has a generous main reception space and twin staircases running to a currently divided first floor which could be readily reinstated by the removal of an internal partition wall. There are good sized bedrooms and the current owners have created part into a small apartment. The main landing is extremely bright with a central roof light /atrium allowing natural light to flood through. To the second floor are three further bedrooms.

There is partial electric central heating within the house.

The grounds and gardens are a particular feature of Butterley Park House with the courtyard area and period coach house and large workshop.

Ground Floor

Main L-shaped entrance hall which runs from the front of the house through to the side with twin staircases rising to the currently divided first floor bedroom accommodation. There are two good reception rooms including a sitting room and dining room set to the front of the property with bay windows enjoying a lovely aspect and a further reception room currently used as an office also set to the front of the property.



Across the rear of the house there is a former farm office, store room and utility which also leads out to a rear porch. The kitchen is set to the side with an early pantry and the now currently unused original laundry/scullery space.

From the main ground floor hallway the original staircase rises to the first floor with galleried landing over in part and a fine skylight/atrium allowing natural light to flood through. Within this floor part has been adapted to create a separate apartment for the current owners and in addition to that versatile space there is a bath/shower room and separate WC. From here the staircase rises to the first floor landing area with three further bedrooms.

From the secondary staircase within the ground floor hallway this rises to a landing area which directly abuts the main landing being divided by stud partitioning. Within this space are three good bedrooms, a further bathroom and separate WC.

There are particularly fine views from a number of the main bedrooms.

Outside, the property has a mature tree lined frontage with gated access to a courtyard space with garaging/workshop and a period coach house which is in need of repair. The gardens and grounds of Butterley Park House are a true delight with generous lawns, two areas of woodland and a separate field

gated access to the side. There are mature areas with established shrubs and trees all set against a magnificent south facing backdrop over adjoining farmland.

Lot 2

In addition to the main house and immediate grounds there is a substantial area of adjoining paddock available by separate negotiation as shown on the Ordnance Survey amounting to a further 15.5 acres or thereabouts. There are field gate access points leading into those separate field areas.

Tenure

Freehold

Services

We understand that the main services are connected and drainage is a private cistern.

Viewing

Strictly by appointment with Savills.







Butterley Park House, Ripley
Main House 5,060 sq ft / 470 sq m
Garage 734 sq ft / 68 sq m
Store 385 sq ft / 36 sq m



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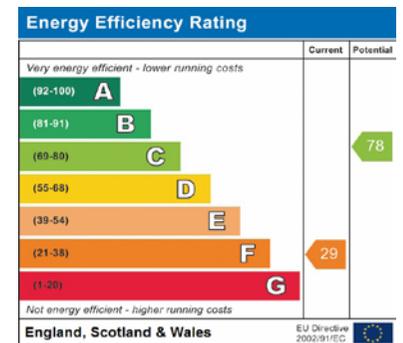
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