



A three bedroom apartment with private terrace

The Porchester Suite, Apartment 17, Bretby Hall, Bretby, Burton On Trent, Staffordshire

Leasehold



Located in the South West Wing • Grand Reception room with ornate ceiling • Solid oak kitchen with high spec appliances • Stunning period features retained throughout

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 two of Britain's top independent schools Foremark Preparatory and Repton and is within ease of access to many local services and amenities. The location provides convenient access to commuter routes including A38, A50, M1, M42 and M6 Toll, rail service from Burton, East Midlands, Tamworth and Lichfield thus providing direct links to Birmingham and London.

Description

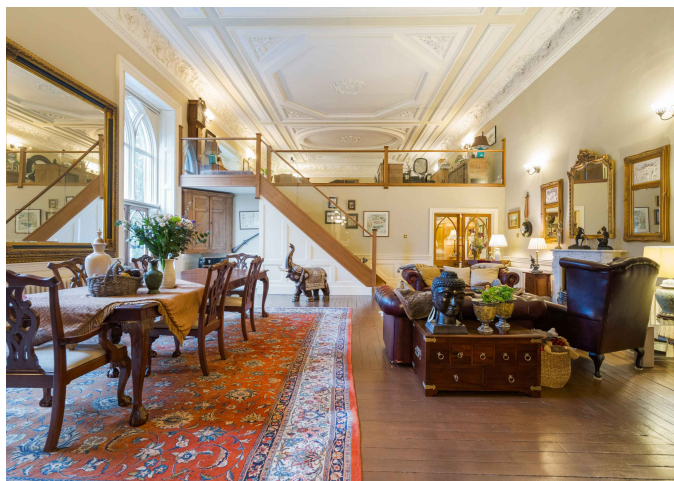
The Porchester Suite is believed to be the original Library and 'reading closet' which offers views across the south west parkland and embodies the ambience of a historic home whilst providing modern amenities.

Bretby Hall is thought to be built between 1812 and 1834 and was once a second home to the 5th 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

The 5th Earl of Carnarvon was styled Lord Porchester (derivation of the name for the apartment) until 1890 and was renowned for financing Howard Carter's Egyptian excavation including that of Tutankhamun's tomb.

This particular apartment occupies the ground floor of the south west wing, extending to 2800sqft of living accommodation and boasts an array of period features such as high ceilings, cast iron radiators, listed ceiling mouldings, gothic style windows, window shutters and historical fireplaces.

Entry from the private terrace leads into a hugely impressive reception room, displaying a stunning ornate ceiling, floor to ceiling arch windows overlooking parkland with restored timber window shutters, decorative wall panelling, original wood flooring and a marble fireplace with granite hearth and an inset electric fire.





Double doors lead from the reception/lounge diner into an attractive breakfast kitchen, incorporating a range of solid oak base and wall units with granite work surfaces, underfloor heating and a collection of appliances to include an Aga range style oven with a 5 burner gas hob and extractor above, two Miele washer dryers and an integral dishwasher. Space and plumbing is also provided for an American style fridge freezer.

An oak and glass staircase ascends from the reception/ lounge diner to a mezzanine sitting room which gives an up close view of the impressive ceiling mouldings, bookshelves and offers a versatile space.

The bedroom accommodation is set off an internal hallway which is accessible via both the reception/ lounge diner and a separate entrance into the apartment from the external archway. The spacious principal bedroom suite is set to the end of the hallway and benefits a three piece en suite bathroom, separated from the bedroom via a glass partition. Bedroom two, across the hallway from the master bedroom also holds a three piece en suite bathroom with a shower over the bath.

Bedroom three is a good sized double bedroom which neighbours the contemporary family bathroom, fitted with a WC & wash hand basin vanity combination unit, a chrome heated towel rail, under floor heating and a large walk-in shower enclosure with a rainfall shower head.

Outside

The Porchester Suite is one of only a few properties within Bretby Hall to benefit private outside space which overlooks the parkland and is predominantly made up of a patio area with topiary boarded planters.

The Hall residents benefit from shared use of communal grounds including parkland, which are well maintained.

There are two single garages owned by the apartment, both with internal power and lighting, in addition to private courtyard parking for two vehicles via the electrically operated gates. In addition parking is also offered in front of each garage.

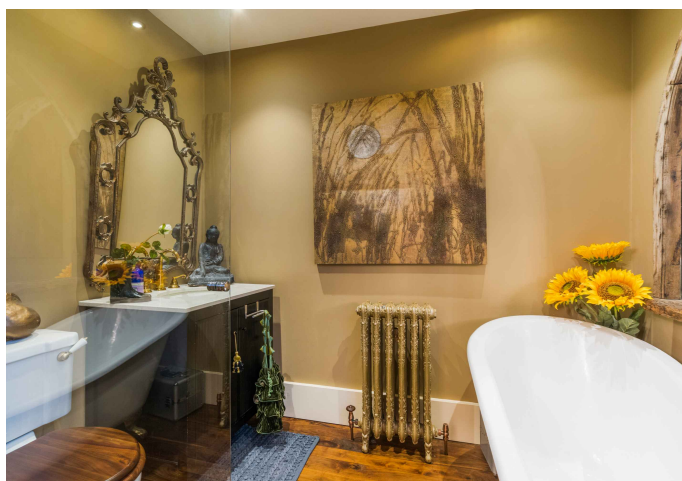
General Information

Tenure

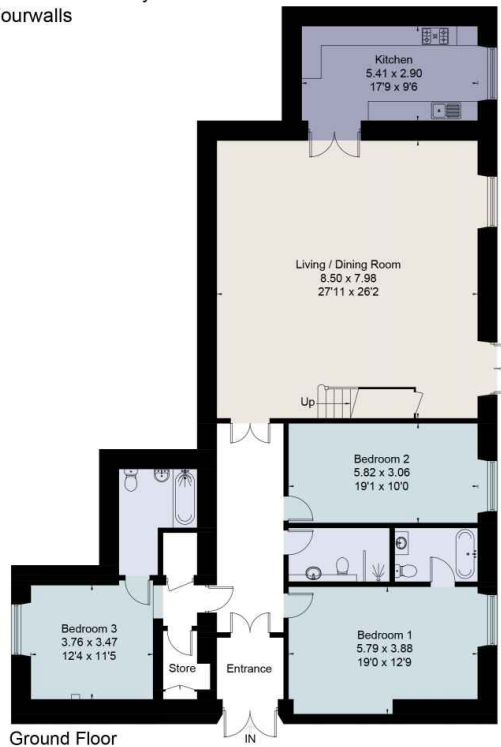
Leasehold (998 years remaining)

Services

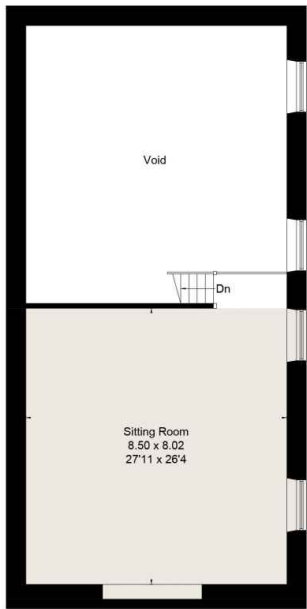
Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.



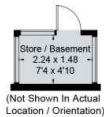
Approximate Area = 263.5 sq m / 2836 sq ft (Excluding Void)
Garages = 36.0 sq m / 387 sq ft
Store / Basement = 3.3 sq m / 35 sq ft
Total = 302.8 sq m / 3258 sq ft
For identification only. Not to scale.
© Fourwalls



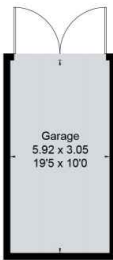
Ground Floor



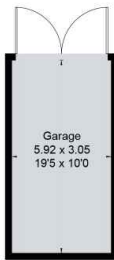
First Floor



(Not Shown In Actual Location / Orientation)

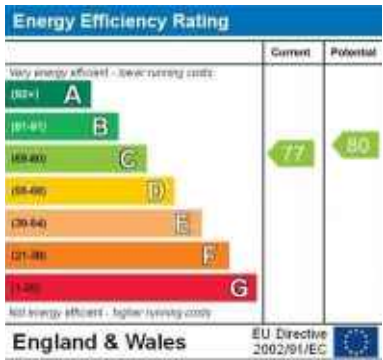


(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 291203



For identification only. Not to scale. © 220112LB

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

