

# Tonge Lane, Breedon-on-the-hill

Derby, DE73 8AJ

John   
German





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Guide Price

£895,000

Barley Croft enjoys a lovely semi rural setting and includes a circa 2.5 acre paddock with three stables open barn and field shelter barn (further land available to rent). Beautifully and stylishly presented, it offers versatile living space centred around the simply gorgeous 'deVOL' open plan living dining kitchen. Set over two floors extending to over 2800sq ft.



This wonderful home nestles in the countryside on the edges of the villages of Tonge and Breedon-on-the-hill. It has been beautifully updated with a great eye for detail and offers spacious and versatile accommodation flooded with natural light through its many dual aspect windows and skylights. Externally you will find mature private gardens with copse, paddock and stabling, oak framed double car port and extensive parking.

This home offers a rural location with easy access to major motorway links, the local East Midlands airport and East Midlands Parkway Train Station. The time of the journey by train from East Midlands Parkway to London is 1 hour 31 minutes on average, but the fastest train services take around 1 hour 22 minutes.

There is a beautiful flow throughout the home from one space to another; we start our visit in an impressive central vaulted ceiling hallway with minstrel galleried landing above and warm oak flooring underfoot. The capacious sitting room features a lovely warming log burner, making the spaces cosy by night as it is airy by day. Light floods in through multiple aspect windows, and there is a glazed door taking you out to the rear gardens.

The deVOL artisan designed kitchen is utterly sublime and is surely the heart of this home. Shaker style cabinetry contrasts with beautiful natural stone worktops. There is a focal point black Aga at the heart of the kitchen and a gorgeous natural stone floor running throughout. There is more than enough room for the largest of dining tables for family and friends to gather around, and a casual seating area lies within the large bay picture window overlooking the front gardens.

Leading off the kitchen is a very useful boot room/entrance hall, and beyond large utility room.

For more formal occasions the impressive dining room with its French double doors to the rear terrace is just perfect.

Return to the hallway and along the corridor you will find a guest cloakroom and additional reception room/bedroom and the wonderful principal bedroom suite. It is a superb king size bedroom with views of the roses and garden to the rear, with a walk in wardrobe and an en-suite shower room to die for, with natural stone floor, large frameless walk in shower and a contemporary vanity wash basin.

Upstairs on the first floor you will find a galleried landing with seating and study area arranged around three more feature bedrooms, two of which have their own private luxury en-suites, and all of which enjoy views over the paddocks and surrounding countryside.

Outside, Barley Croft is approached from Tonge Lane along a partially shared long private drive approach, which culminates at the expansive driveway with ample parking and oak frame double car port.

Opposite the property is an enclosed paddock of circa 2.5 acres with the benefit of three stables, open barn and field shelter. The formal gardens are delightful and feature a large raised terrace perfect for entertaining, with steps leading down to neat lawns flanked by maturely planted borders and a wisteria covered walkway taking you to a lovely natural pond and secluded shady section of the garden.

Please note: the property does have a shared driveway approach at the initial entrance with the neighbouring property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive for multiple vehicles and double carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Superfast Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JG07062024

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2838.53 ft<sup>2</sup>  
263.71 m<sup>2</sup>

**Reduced headroom**

438.67 ft<sup>2</sup>  
40.75 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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