

Coplow House

Foston, Derby, DE65 5DL

John 
German





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£950,000

Attractive period home built c1870 sitting on just under two acres of gardens and grounds with a real sense of privacy and beautiful views. The internal accommodation is extensive with four elegant reception rooms and a large farmhouse kitchen perfect for a large family and for anyone who loves entertaining.



The property is quite unique with twin front facing gables set back from the road behind a gravelled horseshoe driveway. The wrap around gardens are wonderfully mature with specimen trees and ornamental planting, bordering onto a lovely flat paddock perfect for equestrian use or for a range of leisure pursuits. The property provides extensive garaging with a range of additional outbuildings set around a lovely sheltered courtyard which is perfect for summer outdoor dining or for wilder party nights there is a cabin complete with a bar and seating area with wide glazed doors overlooking the paddock.

Foston is a popular tucked away hamlet located with easy access to surrounding towns and villages including Tutbury and Hatton, Ashbourne, Uttoxeter and Burton-On-Trent plus the city of Derby. The nearby A50 links with the M1 and M6 motorways.

The internal accommodation is well laid out with a large drawing room, two further reception rooms and a study. The kitchen is at the heart of any home with a light and spacious room perfect for family meals with a lovely central Aga. There is a ground floor cloak room and WC. On the first floor are four generous bedrooms along with a dressing room, a refitted shower room and a family bathroom with roll top bath and a laundry room.

The front entrance is located on the right hand side of the property and opens into a central hallway with quarry tiled flooring that connects the ground floor living spaces. There is a dog leg stairs case that rises to a galleried split level landing with under stairs storage. To the front of the property is a living room with dual aspect windows plus a log burner with feature surround and formal dining room currently used as a second study room with a feature fireplace and windows overlooking the front elevation. The main study is a lovely room with a deep bay window overlooking the gardens to the side and a feature fireplace. At the far end of the hallway is a second entrance door which opens out into the courtyard. There is plenty of hanging space for coats and access into the ground floor coat room and WC.

Moving back through the property to the rear where the main drawing room is located with dual aspect windows overlooking the gardens plus a glazed door opening to the side and a real fire creating a cosy room all year round. The large farmhouse breakfast kitchen is fitted with a range of base and eye level units, timber work surfaces, and a Belfast style ceramic sink unit. There is an electric oven and a lovely central Aga that keeps the room warm through the winter. Dual aspect windows make this a light and airy room with a door leading to the rear courtyard.

To the first floor the split level part galleried landing has a glazed loft hatch providing some light and original doors to the four genuine double bedrooms plus a useful dressing room. The fitted family bathroom has a white period style three piece suite with extensive tiling, low flush WC, a roll top, ball and claw bath and a pedestal washbasin. Located off the bathroom is a walk-in

laundry room with washing machine, tumble dryer, shelving and air dryer. Finally, there is a modern fully tiled fitted family shower room with a walk-in double shower, concealed flush WC, vanity washbasin with storage beneath, two chrome heated towel rails.

The gravelled driveway that sweeps past the front of the home and gives access to the garaging and access into the paddock. The gardens comprise of a lovely courtyard area adjacent to the kitchen leading into a lovely mature family-friendly garden surrounded by trees and overlooking the paddock to the side. There is also an array of useful brick-built outbuildings (suitable for conversion into a dwelling subject to obtaining the necessary planning consent) and a triple garage. The paddock has post and rail fencing with separate gated access and there is a lovely cabin, currently used as a bar and relaxation space which overlooks the field. The paddocks are completely flat and measure in the region of 1.75 acre.

Agents notes: There is an overage clause on the paddock.

No mains gas.

There is a low flood risk.

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

Property construction: Standard

Parking: Driveway and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

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

Broadband type: TBC

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: South Derbyshire District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





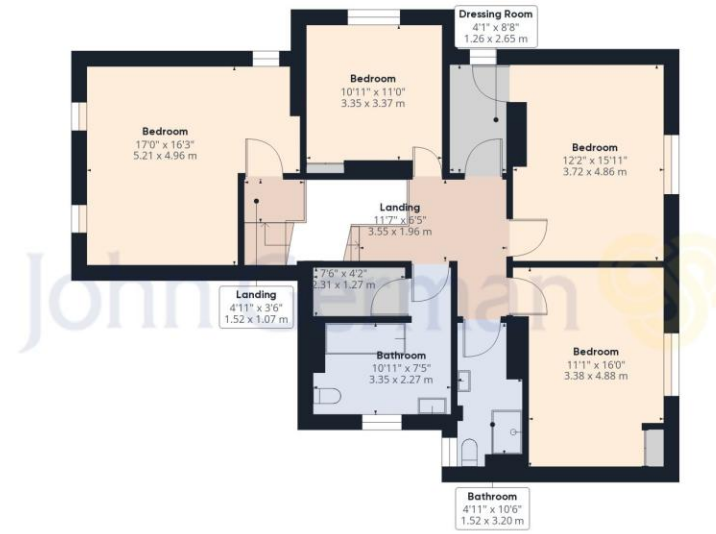




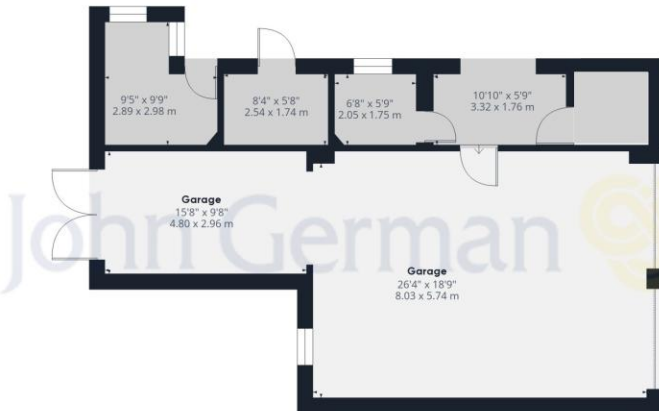




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3326.36 ft²

309.03 m²

(1) Excluding balconies and terraces

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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



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