

Hay Lane, Foston

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£1,100,000



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This property at a glance:



Watch the video



Hay Lane, Foston



Sam says:

Plot A - "This impressive home set within 2.65 acres offers spacious and versatile living, a perfect mix of rural and modern life. As soon as we arrived, I was stunned at the beauty of the wrap around garden and the presence of the property. Heading in through the large front door, the hallway welcomes you in with Minton tiles and wood flooring and is a great open space. There are 3 large reception rooms, all overlooking the incredible views of the garden. One of them has a cosy log burner, the other has a lovely brick feature fireplace and the orangery has exceptional space with natural light. The country style kitchen sits nicely at the back of the home, having a large island with a breakfast bar and an Aga. The dining room also has lots of character, having a brick feature fireplace and plenty of space for a family dining table, this room then opens up into the large, beautiful orangery which has a lantern skylight flooding the space with natural light and bi-fold doors out onto the decking.

Plot B - "The fully fenced, secure dog paddock spans approximately 1.4 acres, with secure access, parking, and a loyal client base. Whether you're looking to generate additional income or simply enjoy the space for personal use, the business is offered as an optional addition to the sale. The paddock has operated successfully as a secure dog exercise area since 2021. There are further opportunities to grow the business. All infrastructure is in place and will be part of the sale. The current owners are happy to provide guidance or transition support if desired". Take a look at the website <http://www.thedogpaddockatfoston.co.uk/>

Plot C - There is further opportunity to purchase stables within the courtyard, that have planning permission for a 1 bedroom annexe with a mezzanine. Being separate to the house this could create a great source of income through rental/Airbnb, or extended family.



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Did you spot...

The property and business is set in 2.65 acres

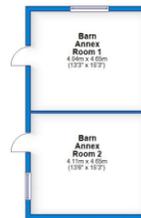
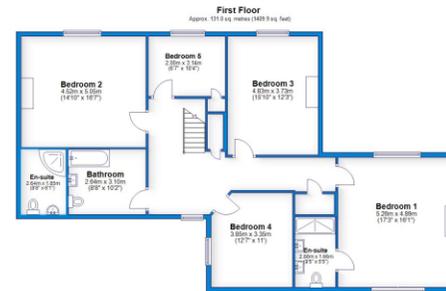
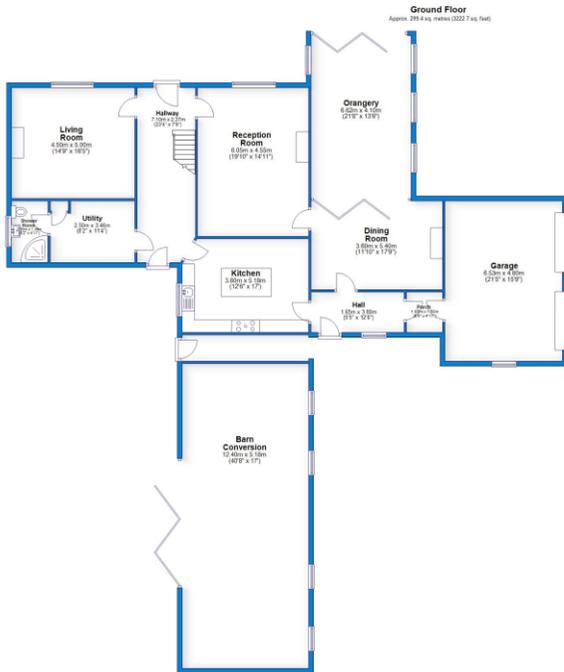


A message from the seller:

"We will miss this beautiful old farmhouse deeply, it has been our much loved home for nearly eight years. Built in 1799, it's full of charm, character, and a timeless warmth that you simply can't find in modern houses. The blue room in the middle of the house, is a favourite for reading and having quiet time. The garden has been our sanctuary, peaceful, natural, and alive with birdsong. We've spent so many mornings with coffee in hand, watching the birds return each year and soaking in the calm. Evenings have been just as special, we love sitting in the hot tub, especially in Winter under the vast night sky, watching the stars and feeling completely at peace. The orangery has been a favourite space, filled with light, perfect for relaxing or gathering with friends and family. There's a zip line across the garden that's brought so much laughter and fun for the kids, and countless moments we'll never forget. Letting this place go is bittersweet, but we know it's ready to offer its magic to the next people who will call it home."

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Floor Plan



Total area: approx. 430.4 sq. metres (4632.6 sq. feet)



Energy Performance Certificate

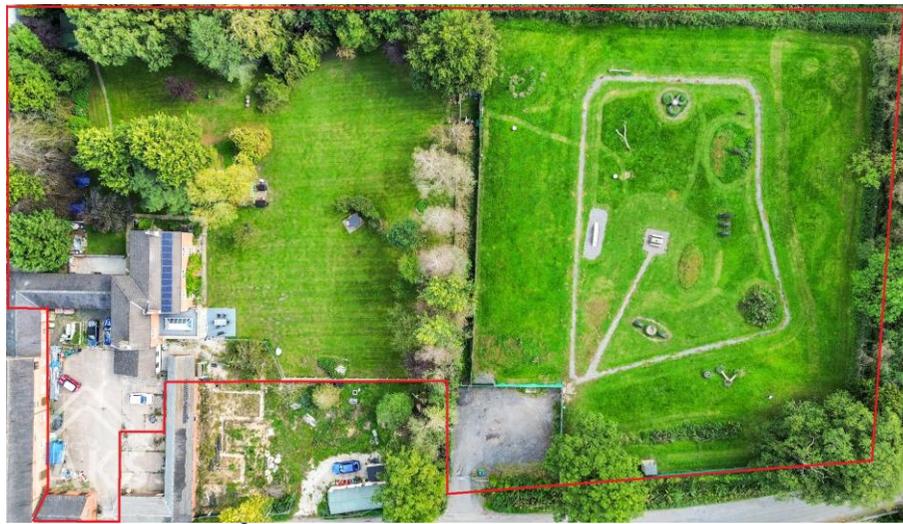
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Key Features:

- FIVE DOUBLE BEDROOMS - SET WITHIN A SEMI-RURAL LOCATION
- GARDEN OFFICE
- BEAUTIFUL LARGE GARDEN
- GORGEOUS ORANGERY
- LARGE BARN ANNEXE STABLES ANNEXE WITH APPROVED PLANNING
- DOG PADDOCK BUSINESS 1.4 ACRES
- EPC RATING C - SOLAR PANELS (with higher rate solar scheme income)



About the area:

Foston is a small, peaceful village located in South Derbyshire, offering a charming rural lifestyle while still being well-connected to nearby towns and cities. Nestled amidst rolling countryside and farmland, it's ideal for those seeking a quieter pace of life without sacrificing convenience. Foston sits just off the A50, providing direct access to both the M1 and M6 motorways, making commuting to Derby, Stoke-on-Trent, or Birmingham straightforward. The nearby towns of Tutbury, Hatton, and Uttoxeter offer train services, with regular links to Derby and beyond. Local bus services also operate between Foston and surrounding villages and towns. Foston is surrounded by beautiful Derbyshire countryside, with a variety of walking routes right on the doorstep. You'll find peaceful footpaths through open fields, wooded areas, and along the banks of the River Dove, offering scenic, dog-friendly routes. Nearby locations such as Sudbury Hall and the National Trust Museum of Childhood provide both cultural interest and picturesque grounds to explore. For more expansive hiking options, the Peak District National Park is within easy driving distance.



Schools:

Local schools include Heath Fields Primary School in nearby Hatton and Church Broughton C of E Primary School. For secondary education, John Port Spencer Academy in Etwall is a popular choice and is easily accessible from Foston.



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call **01332 30 30 30**

[Click here](#) to watch the property video



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