

# Brookside House

Malthouse Lane, Foston, DE65 5PT

John  
German










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£1,050,000



**This exceptional former farmhouse has been extended & renovated creating a beautiful country home combining character with modern comforts in a rural yet convenient location. Ideal for a large family/multi generational living with an annexe & accommodation in all totalling 3600 ft2 including the double garage.**

John German 

Brookside House offers a stunning country home with a wealth of character and charm from its history as a former farmhouse that has been recently extended and renovated to offer a luxurious property which is so elegantly styled and ready to move into.

Please use the what3word reference [///seat.zeal.dares](#) to find the property quickly and easily. Situated off Malthouse Lane it has a rural feel with the excellent transport links making this an ideal escape to the country.

There is no shortage of space within this fantastic property that would suit a large family including the benefit of a one bedroom annexe ideal for a teenager, elderly relative or as extra guest accommodation alongside an integral double garage and an open timber car barn, in all 3600 ft<sup>2</sup>.

**Accommodation** - The front door opens into a stunning reception hall, a huge space with storage for coats and shoes, giving access to the accommodation that seamlessly flows from room to room.

At the heart of the house is a stunning refitted kitchen complete with a large island/breakfast bar and a range of integrated appliances including twin ovens, microwave, warming drawer, fridge/freezer and a navy blue Rayburn adding a character feel. Windows frame views over the garden to the front and side and an open arch leads into an amazing open plan family/garden room with a high ceiling, skylights and bifold doors blending the inside and out. Off this is a bar area and the combination of these rooms makes a great space for entertaining.

The spacious lounge is a true character room with beams and a cosy fireplace housing a log burner, perfect to relax and unwind in. Across the hall is the dining room which could also make an ideal separate home office if required.

Completing the ground floor is a stylish guest WC, practical utility and a handy internal door to the garage.

The space continues upstairs with a light and airy galleried landing with the main house featuring five good size bedrooms.

The master is a highlight with a huge bedroom area, dressing area and ensuite shower room. Bedroom two enjoys a lovely dual aspect and fitted storage and shares the choice of two bathrooms with bedrooms three, four and five. The first luxurious bathroom has a four piece suite and views to front and the second bathroom has recently been fitted.

There is also a lovely one bedroom annexe featuring an open plan living/kitchen space with a galleried bedroom and shower room plus a courtyard garden.

Outside - Double gates open into a large expansive gravel and block paved driveway which provides plenty of parking alongside an impressive open timber car barn and a generous integral double garage, ideal for car enthusiasts. Lying adjacent is a stretch of lawn that has a brook running through it.

To the rear a patio provides a superb outdoor entertaining area beyond which lies shaped lawns, gravelled and paved seating areas, display borders, a brick outhouse and a pergola.

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

**Please note:** The property also has a right of way across a neighbouring drive.

It is quite common for some properties to have a Ring doorbell and internal recording devices. There is CCTV recording around the property.

**Property construction:** Standard

**Parking:** Drive and double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

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

**Broadband type:** Cable - 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 D

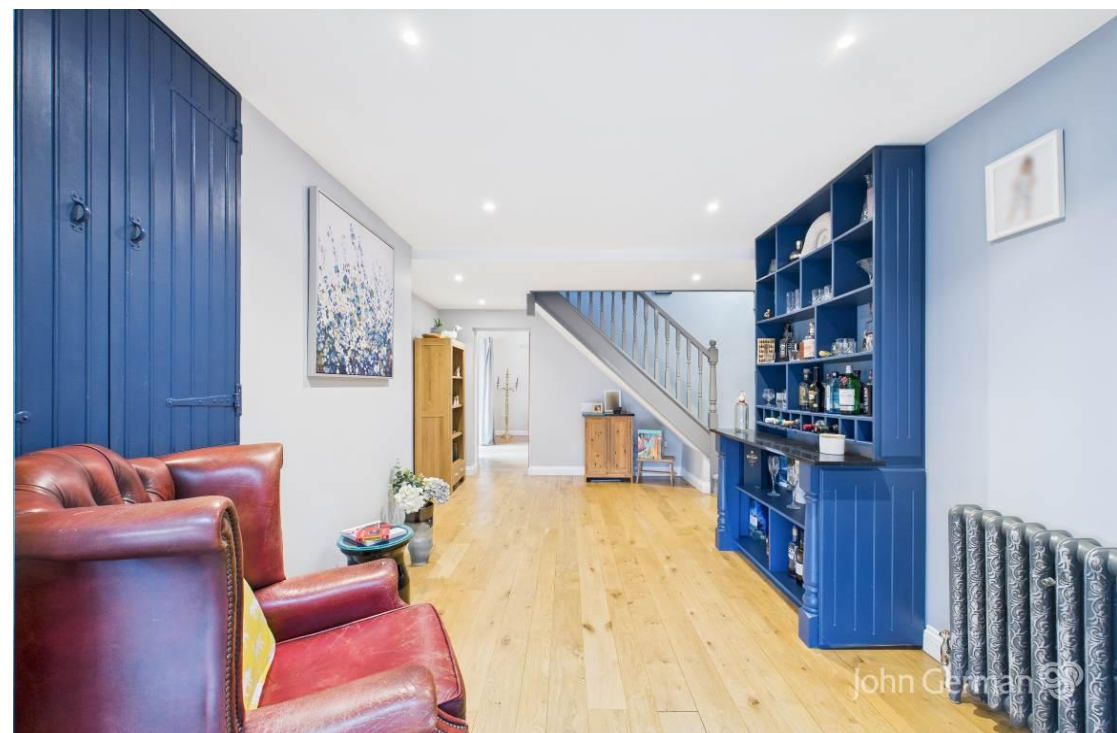
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20112025

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.

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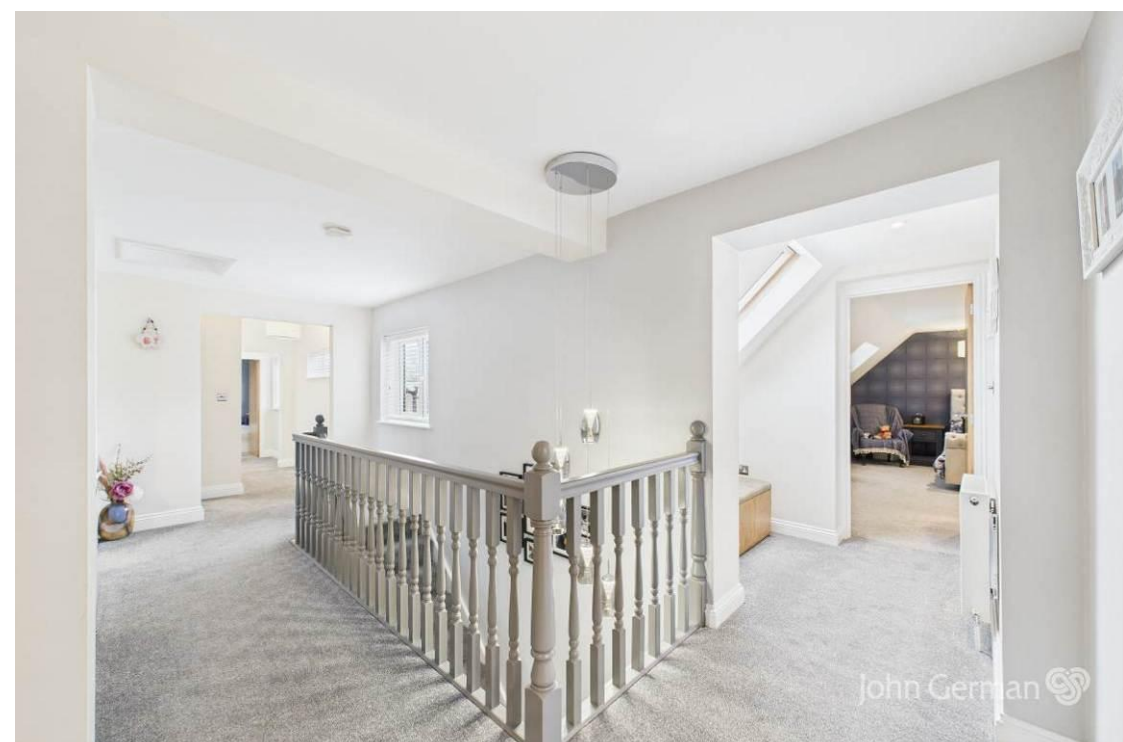
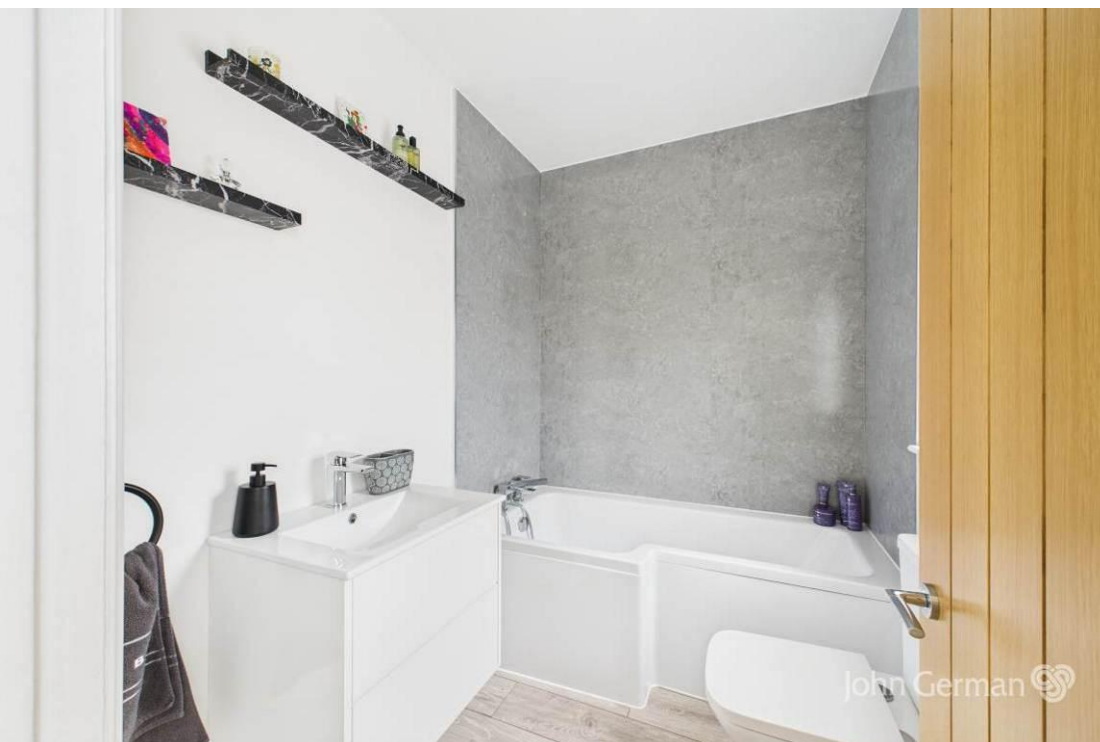




















Ground Floor Building 1



Floor 1 Building 1

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

3600 ft<sup>2</sup>

334.4 m<sup>2</sup>

Reduced headroom

78 ft<sup>2</sup>

7.2 m<sup>2</sup>



Ground Floor Building 2



Floor 1 Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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