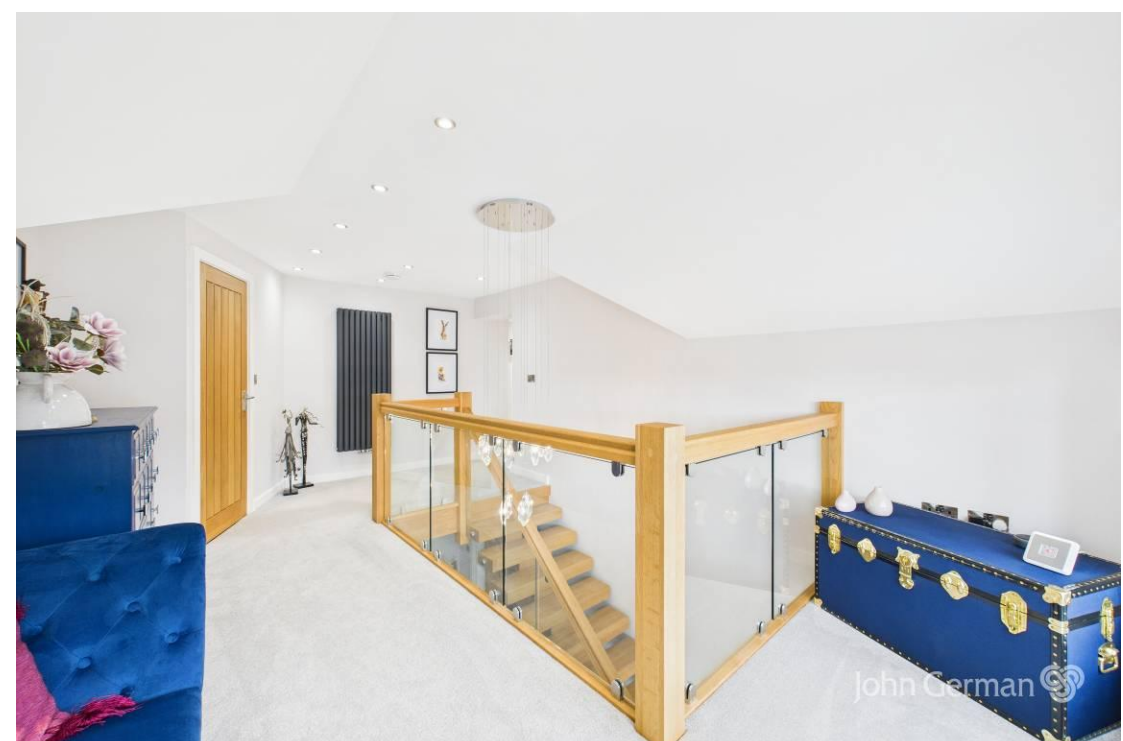


# Longford Lane

Sutton Heath, Church Broughton, DE65 5AJ

John   
German





# Longford Lane

Sutton Heath, Church Broughton, DE65 5AJ

£1,200,000



This stunning country home set in 3.14 acres has been beautifully renovated with a contemporary exterior and elegantly styled interior, ready to move into, together with a substantial detached garaging/workshop, stables, gardens with a huge gazebo, and paddock with separate vehicle access.

Set in glorious countryside surroundings is this exceptional home standing on an amazing 3.14 acre plot with electric gates to an extensive gravelled drive, wonderful gardens, together with a paddock and stables benefiting from a separate gated vehicle access from Longford Lane, making this ideal equestrian residence.

The house itself has been renovated by the current owner in a contemporary style, creating an elegant and comfortable modern home from its 1800s origins.

The reception hall is the perfect entrance, filled with natural light and featuring a stunning oak staircase to an impressive galleried landing, adding a spacious feel, with feature lighting. A beautiful tiled floor flows through this space, plus the first guest cloakroom and beyond.

To the left is an ideal home office, fully fitted out with storage, quality surfaces and a having dual aspect framing garden views and the driveway.

The lounge offers a fantastic space to relax and unwind, with feature corner windows and doors opening out to the gardens.

Across the hall is the highlight of the ground floor, a quality breakfast kitchen at the heart of the house, and the perfect space to entertain family and friends. Well designed with a large island incorporating a breakfast bar as the centre piece, granite surfaces and a range of further fitted units providing plenty of storage. There are quality appliances including 2 ovens, grill/oven, microwave, induction hob, extractor, dishwasher and full height fridge and freezer - all making this kitchen capable for the largest of families. A modern stove adds a cosy feel in colder months.

Off the kitchen is a lovely dining/living room with garden views. There is also a practical utility/boot room with the benefit of a second guest cloakroom.

The first floor features four beautifully appointed bedrooms. The master boasts a triple aspect, a balcony, walk-in wardrobes and a luxurious, spacious ensuite. Across the impressive landing are three more bedrooms, all renovated and immaculately presented, sharing a well appointed refitted family bathroom.

The outside space this home offers is perfect for a range of buyers, from those seeking an equestrian home with the paddock and stables, to the substantial garaging and workshops ideal for car enthusiasts, or those looking for hobby/work space. There may be the potential for an annexe, subject to planning permission. To the rear of the garage are three stables, currently used as storage space, and an enclosed yard with a greenhouse and timber summer house.

We understand that the workshop machinery and tools may be available by separate negotiation.

The gardens are wonderful for a family and children to enjoy, featuring extensive lawns, mature trees and hedging, with a huge feature garden gazebo creating covered space to entertain and relax, with a holiday feel.

**Agents note:** There is no mains drainage.

**What3words:** ///sample.redeemed.doctor

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & garaging

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Water treatment plant

**Heating:** LPG central heating

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

**Broadband type:** 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 F

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

**Our Ref:** JGA/21082025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





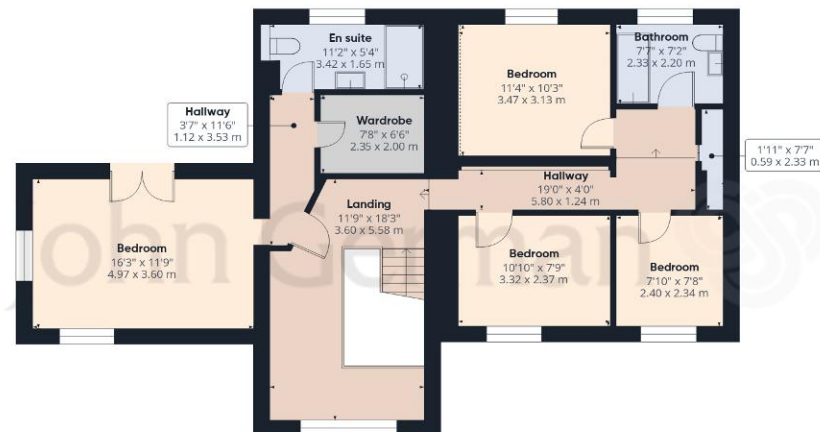




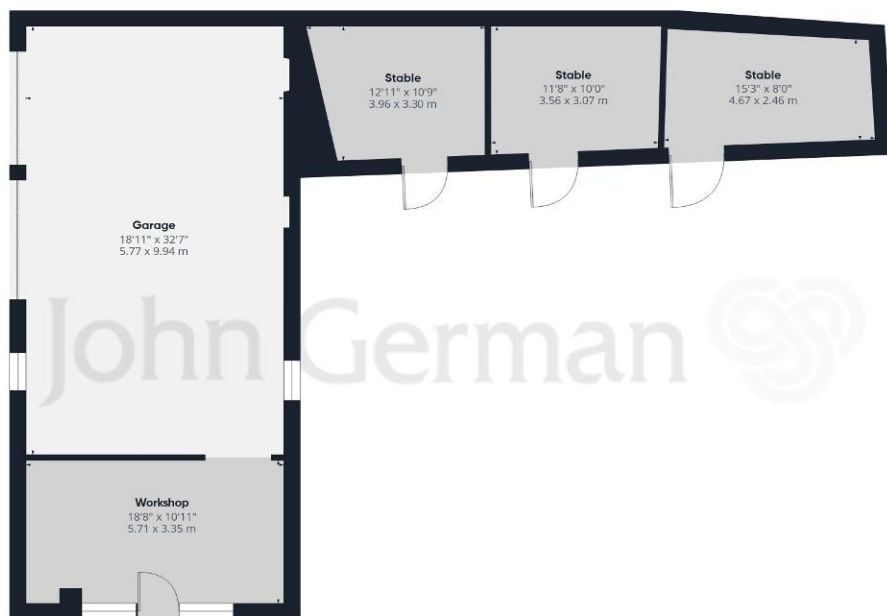




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

3309 ft<sup>2</sup>

307.4 m<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(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.

GIRAFFE360



## 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.

## Referral Fees

**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		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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