

# DOLLY BARN

ETWALL, DERBYSHIRE



John German 





Dolly  
Barn





# DOLLY BARN

ASH LANE, ETWALL, DERBYSHIRE, DE65 6HT

**AN EXCEPTIONAL PROPERTY SITUATED IN BEAUTIFUL  
GARDENS WITH FAR REACHING VIEWS  
IN AN ENVIABLE LOCATION.**

*Derby 8 miles • Nottingham 23 miles  
Burton upon Trent 9 miles • A50/A38 junction 4.5 miles  
Repton 6.5 miles*

Entrance Porch ♦ Cloakroom ♦ Reception Hall/Sitting Room ♦ Magnificent 63' Living Kitchen/Dining Room ♦ Snug ♦ Drawing Room with open fire ♦ Study/ Double Bedroom Inner Hall/Reading Room ♦ Secondary Kitchen (Smallbone fittings) ♦ Utility ♦ Two Large Double Bedrooms with En-Suites

Two Further Double Bedrooms ♦ Family Bathroom ♦ Store Rooms

Beautiful Gardens ♦ Wildlife Pond ♦ Walled Garden

In all about 2 acres.





## DESCRIPTION

Dolly Barn is a wonderful privately located family home which is full of character and is set amongst 2 acres of beautiful gardens with fine views over open countryside yet in a highly accessible and convenient location.

It is approached off a no through road through electrically controlled entrance gates with a gravelled drive passing the kitchen entrance and onto a large turning circle and parking area close to the main entrance porch.

The house enjoys a wonderful aspect with most of the rooms facing south and many with French windows opening onto the terrace and walled garden.











## SITUATION

Dolly Barn is situated between the villages of Etwall and Sutton on the Hill, about 1¼ miles north of the A50 trunk road, which connects M1 (Derby) and M6 (Stoke on Trent) motorways, making this a highly accessible location for the Midlands and the UK generally. There are excellent fast intercity trains from Derby and East Midlands Parkway (about 1½ hours to London Euston) and East Midlands airport is about 18 miles. There is a local station at Hatton, about 5 miles, and this provides an hourly service to Derby/Nottingham and Stoke/ Manchester.

There are good schools within easy reach, with Repton about 6½ miles, Foremarke about 9 miles, Derby High about 7 miles, with John Port, Etwall about 2 miles. Etwall also has a new Leisure centre and the village, plus nearby Hilton both provide convenient shops and local facilities.

## DIRECTIONS

From the A50/A38 junction, proceed West along the A50 for one junction to the Hilton/Etwall turn and take the A516 towards Derby, for about ¾ mile, turning left where signposted Sutton on the Hill, onto Ash Lane. Carry on along Ash Lane for nearly 1 mile and then turn right onto a 'no through road', by a green sign for Ashefields, and the wooden entrance gates for Dolly Barn will be found on the right.





## ACCOMMODATION

A feature of the accommodation, which extends to nearly 4000 sqft, is the magnificent 63ft long living kitchen/dining room. This has an extensive fully equipped Bespoke kitchen and French windows conveniently open out to the south facing terraces and wall garden where you can dine in various areas alfresco.

There is also considerable flexibility with the accommodation which can provide more or less bedroom space as required. Currently this is organised with four bedrooms, two enjoying en-suite shower rooms, but it could easily have six generous doubles if required, whilst still offering plenty of living space.

There is a log burner in the reception hall/sitting room and an open fire in the drawing room, at first floor level, which enjoys particularly fine views of the garden and countryside beyond.

The house is extremely well equipped with fitted cupboards and wardrobes. There is under floor heating to the kitchen area and the house is served by two Valiant combi boilers.

The Bespoke hand painted kitchen has multi zone LED dimmable lighting. Remote control Roof velux windows and beautiful marble quartz worktops and includes an extensive range of equipment, professional ILVE gas cooker range with 8 burners, including 2 Wok, 1 fish and 1 griddle and hot plate. Large double oven and spit roast. The appliances include a Neff microwave and coffee machine, Instant hot water/steam boiler, Rangemaster American fridge/freezer, wine cooler and dishwasher. There is a butchers style cutting board, feature island and drop down lighting. The kitchen affords an abundance of natural light and even more idyllic views.











## **OUTSIDE**

The gardens are a real gem and have in the past been open and featured in the "Yellow Book". They contain a wide variety of plants providing colour through the seasons and include a sheltered Walled garden, between the house and main south lawn, with water features and distinct areas for sitting and relaxing in the sun or shade. There is a beautiful pond with water lilies surrounded by discrete planting. Tucked away near the vegetable garden is a large timber storage shed.

**TENURE** Freehold.

## **SERVICES**

Mains electricity and water. Private drainage. Calor gas boilers and heating.

## **FIXTURES AND FITTINGS**

All fixtures, fittings and garden statuary are excluded unless mentioned within these details although may be available by separate negotiation.

## **WAYLEAVES, EASEMENTS AND RIGHT OF WAY**

The property will be sold subject and with the benefit of wayleaves, easements and rights of way whether mentioned with these details or not.

## **VIEWING**

Strictly by appointment through John German 01335 340730.

## **ENERGY PERFORMANCE CERTIFICATE F**

## **FLOOR PLAN CLAUSE**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## **LOCAL AUTHORITY AND COUNCIL TAX**

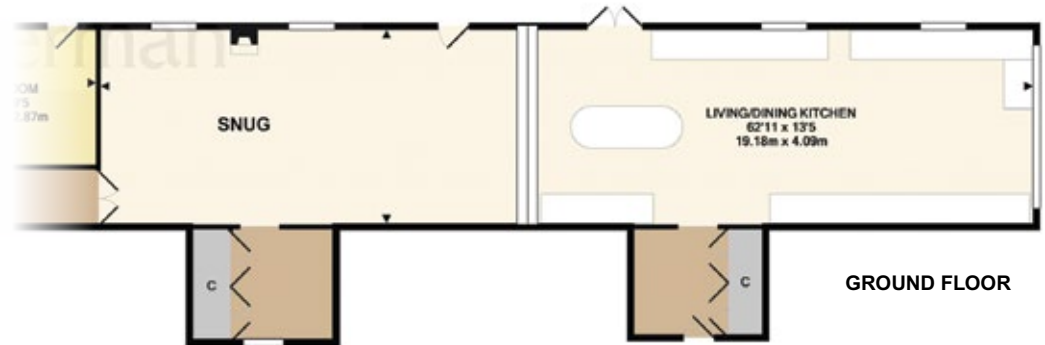
South Derbyshire District Council. Band G.

## **NOTE**

Please note the vendor of this property is related to an employee of John German. JGA/080716



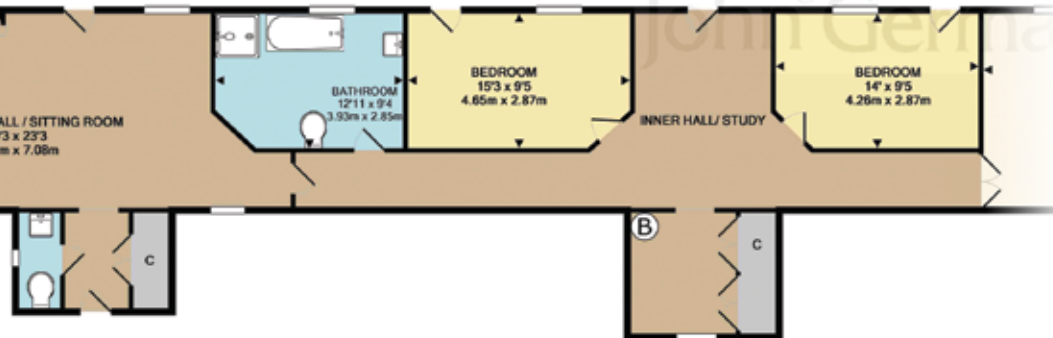
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
32	59





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