

Billington Lane

Derrington, Stafford, ST18 9LR

John 
German





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Guide Price £495,000

A charming 18th century residence of immense character with attached cottage, courtyard and a range of outbuildings along with a secluded paddock to the rear of the Grade II Listed Hall and Cottage.



A very rare opportunity to acquire a most attractive and substantial residence, situated within the heart of the village. In addition there is an adjoining self-contained two bedroom cottage. Superb range of traditional buildings incorporating two/three car garage, stables, tack room and store. There are formal gardens and paddock.

The main house dates back to the early 18th Century (1708) and has a wealth of both charm and character and many exposed timbers and original features. We understand that the cottage dates back even further to the 17th Century (1606). Both of which are Grade II Listed. Our clients purchased the main house and cottage in 1980 and immediately undertook a thorough and comprehensive programme of works. The doors to the outbuildings were replaced with fine handmade oak doors with wrought iron antique style hinges and furniture.

Old Hall

Traditional enclosed porch with oak front entrance door and adjacent side windows and glazed door to reception vestibule with a beamed ceiling. An oak door leads to the study 4.92m max including stairs x 3.46m (approx. 16'0" x 11'3"). Multi pane front facing window, exposed ceiling beams, full height brick fireplace with Jet Master fire, electric heater, stairs to first floor landing having under stairs cupboard.

A bathroom has a double corner bath, low flush w.c., bidet, pedestal wash basin, separate shower, rear facing window, electric heater, full height wall tiling and radiator.

Charming sitting room, 4.77m x approx. 4.23m (approx. 15'6" x 13'9") excluding depth of Ingle Nook. An outstanding room with front facing multi pane window and beautiful Ingle Nook fireplace with open fire, basket and dogs. Exposed timbers to ceiling and to one wall, salt cupboard, bookshelves, electric heater and a solid oak door opening to the dining room, 4.91m x 4.41m (approx. 16'0" x 14'3"). Exposed timbers to ceiling and to one wall, full height brick fireplace having Jetmaster fire with windows either side to side garden, multi pane front facing window, electric heater and built-in cupboard.

Breakfast kitchen, 5.86m x 2.88m (approx. 19'2" x 9'4"). Having a four oven Aga with water heater (Economy 7 control unit), range of both high and low level walnut cupboards with extensive work surfaces which also incorporates a one and a half bowl Franke sink and drainer. In addition there is a conventional hob with extractor hood and a split level oven. Multi pane window, considerable space for table and chairs, ceiling beams and tiled floor which extends into the utility, 2.43m x 2.89m (approx. 7'9" x 9'4"). Space and provision for washing machine and dryer, fridge/freezer and half glazed door to courtyard. Shower room with low flush w.c., pedestal wash basin, large tiled shower with Aqualisa unit, half tiled walls and tiled floor. Opaque window and a wall mounted electric fan heater.

The first floor has split landing areas with a rear facing window, electric heater, linen cupboard, airing cupboard and stairs to the second floor. Bedroom one, 4.95m x 4.47m max including depth of wardrobes (approx. 16'2" x 14'6"). Fitted bedroom furniture extends full width to one wall and also incorporates a window to the side. There is a multi-pane front facing window with delightful views, an electric heater, and exposed timbers to one wall and to ceiling.

Bedroom two, 4.33m x 2.80m (approx. 14'0" x 9'3"). Multi pane front facing window, exposed timbers to one wall and ceiling beams, electric heater and an opening to:

Very pleasant nursery/study/dressing room, 3.45m x 1.64m (approx. 11'3" x 5'3"). Three windows set into front facing bay. Bedroom three, 4.95m max and 3.97m x 3.66m (approx. 16'2" and 13'0" x 12'0"). Multi pane front facing window, electric heater, exposed beams and wall timbers. Door leading to stairs which leads to study/bedroom four, 3.53m x 2.27m (approx. 11'6" x 7'4"). Velux roof light and side window.

Second floor/attic area having doors to a store room, 4.37m max x approx. 2.5m (restricted roof height) (approx. 14'3" x 8'3"). Vaulted ceiling with exposed timbers and Velux roof light.

A further store room, approx. 3.56m x 2.24m (restricted roof height) (approx. 11'6" x 7'3"). With vaulted ceiling with beams and Velux roof light.

Cellar, 4.91m x 4.41m (approx 15'6" x 13'9"), having external access, power and electricity.





Cottage

Sitting room, 5.09m x 3.58m (approx. 16'6" x 11'7"). Oak front entrance door, multi pane front facing window, exposed ceiling beams, full height rustic brick open fireplace with Baxi fire having external ash removal, adjacent side windows, electric heater. A door leads to the rear entrance hall with a multi pane glass outer door and internal doors opening to the guest cloakroom with low flush w.c., pedestal wash basin, extensive wall tiling, opaque window, electric heater and tiled floor.

Kitchen, 3.13m x 1.56m (approx. 10'3" x 5'1"). Rear facing window to courtyard, stainless steel sink and drainer and a range of both high and low level units. Space and provision for cooker and fridge. Electric heater, tiled floor and extensive wall tiling.

Dining room, 5.26m max including depth of staircase x 2.23m (approx. 17'2" x 7'3"). Front facing window, electric night storage heater, ceiling beams and stairs leading to first floor.

First floor landing with airing cupboard and doors to bedroom one, 3.02m max x 3.57m max (approx. 9'9" x 11'7"). Windows to both front and side aspects, window seat, electric heater and built-in wardrobe. Bedroom two, 4.32m max x 2.14m (approx. 14'0" x 6'9"). With front facing window, exposed wall timbers, electric heater and two opaque windows to landing areas. There is also a superb original feature which is a glazed section displaying wattle and daub. Bathroom with panelled bath, pedestal wash basin, low flush w.c., radiator with towel attachment, full height wall tiling and opaque window.

Outside

The house stands back from the road beyond a delightful front garden with mature hedge and also enjoys a high degree of privacy. There is a side gate which leads to a secluded lawn and terrace which again enjoys a high degree of privacy and a variety of mature trees. Delightful Paddock and a courtyard to an outstanding range of traditional buildings with handmade oak doors and antique style iron furniture and hinges.



Stable one, 3.71m x 3.67m (approx. 12'3" x 12'0").

Coach house/garage, 6.53m x 4.65m (approx. 21'3" x 15'2"). With double doors and two leaded windows.

General store, 6.41m x 3.71m (approx. 21'0" x 12'3"). Two windows to courtyard and external tap.

Stable two, 3.58m x 2.87m (approx. 11'7" x 9'4"). With stairs to first floor area.

Tack room, 3.70m x 2.66m (approx. 12'3" x 8'7"). With windows to courtyard.

Adjacent Covered Passage to Tack room.

Garage 5.50m x 8.16m (approx. 18'0" x 26'7"). With a range of leaded light windows.

Derrington is a very appealing village having a country pub, millennium green which was officially opened by the Princess Royal and surrounded by some lovely countryside. There are excellent walks in the area via the old disused railway setting which gives access to Stafford and the villages of Houghton and Gnosall. The county town of Stafford has a wide range of amenities including high street shops and stores, general hospital, university, mainline intercity railway station and junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

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

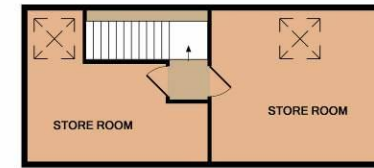
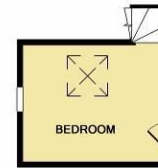
Services: There is mains water, electricity, gas and drainage to both properties. There are five TV points, five telephone points, SKY and broadband. Seven external lights. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk

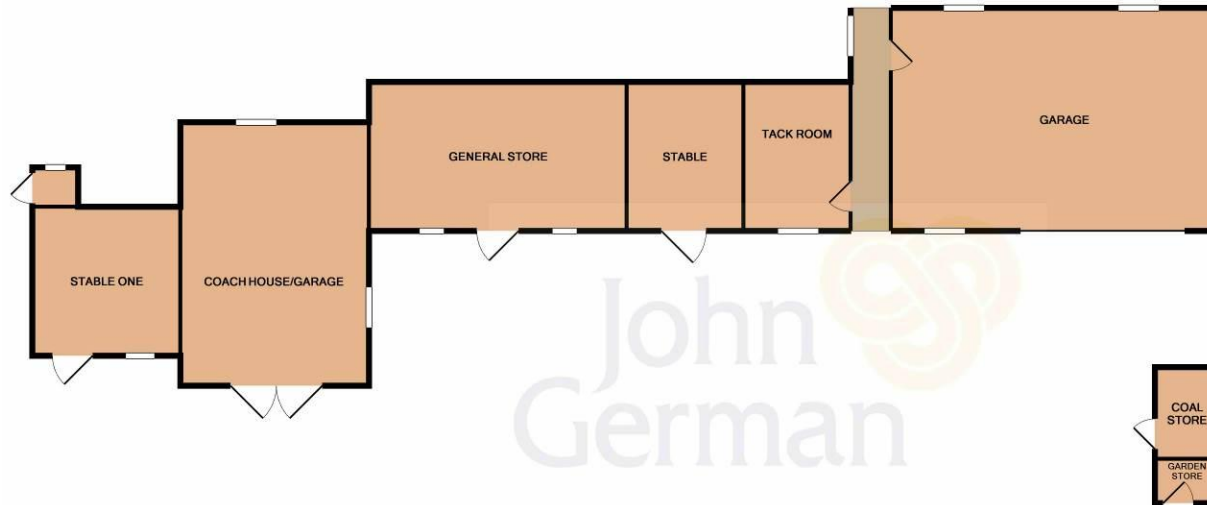
Local Authority: Stafford Borough Council



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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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EPC NOT REQUIRED – PROPERTY IS GRADE II LISTED



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