



The Huntsman
Coplow Lane | Foston | Derbyshire | DE65 5DL

THE HUNTSMAN



If you are you looking for a contemporary new build home with a fabulous flow of ground floor reception space, four genuine double bedrooms all with ensuite facility and a village location with views beyond, then this could be the perfect fit for you. On the market with Fine & Country Derbyshire, this modern -hi-specification home features underfloor heating, Bluetooth music system, a gorgeous breakfast kitchen, and contemporary bathroom fittings. Situated in an edge of village location, with open views over paddocks to the rear. The location is also great for commuting, with ease of access onto the A50 link road. Offered for sale with no upward chain.



GROUND FLOOR

As you approach the home, you are immediately greeted with an impressive frontage with a glazed pitched roof, which opens into a beautifully light hallway, featuring a bespoke oak and glass staircase leading to the first floor, double oak and glass doors lead into the family kitchen and a further oak finished door opens into a wonderful living space.

The main reception area is a fabulous entertaining space, having bi-fold doors leading out into the garden and a contemporary dual-sided open fireplace. There is a dining room to one side of the fireplace and from here, the open plan aspect leads to the generously sized lounge area, offering glimpses of views beyond the rear gardens. The home features engineered oak flooring and the ground floor is enhanced with underfloor heating throughout. The lounge area also offers further space for a study or separate reception area, if the open plan style isn't to your liking.

The family kitchen is beautifully designed, with dual coloured units offering ample storage. A central island unit offers a breakfast area with further storage and the room is spacious enough to host a breakfast table, plus sofas, to make this a true family-friendly space. The Quartz worktops incorporate an electric, five ring hob and a sink with an extendable hose tap. The integrated appliances include a full larder style fridge and separate freezer, dishwasher, double ovens, microwave and wine cooler. There are attractive porcelain tiled floors with underfloor heating. The utility room is a useful space offering a door to the outside, space for two appliances, Quartz worktops, sink and the oil fired central heating boiler is also housed here. A door leads through to the guest cloakroom with a concealed cistern W.C and vanity unit, with wash hand basin inset.









SELLER INSIGHT

“ The Huntsman is a fantastic, new and spacious family home in the charming hamlet of Foston. The builder and owners, Shaun and Paul, chose to build the house in Foston as its tranquil rural setting, only seven miles from Uttoxeter, and under half an hours drive from Derby, combined the perfect balance of town and country living.

Shaun explains he ensured that the house's size and design were ideal for family life and used high spec materials and great care to detail, to complete the build.

The inviting light and positive ambience you sense, as you step into the ample hallway, is an indication of the comfort and sophistication you will find in the rest of the house.

The streamlined and well equipped kitchen will surely be the busy hub of the home.. The central island enables you to sit and chat with the cook, whilst the luxury of space in the room allows for comfy seating, where the family can relax together. The under floor heating is a positive bonus and ensures even winter warmth.

There is an easy flow to the dining room and lounge, and the bifold doors allow you to invite the summer garden into the room. Paul says that The Huntsman will be a great entertaining venue and visualises guests wandering from house to garden for a summer garden party.

The open plan living areas are flexible, with room for an office or playroom zone to suit the changing needs of a family.

The four double bedrooms have access to their own bathrooms, thus avoiding morning queues. The master bedroom suite with its dressing area and designer en suite bathroom will make the perfect tranquil, adult sanctuary.

The private garden is currently laid to lawn, and is a blank canvas for the new owner to add their own design. The electric gates make it a child safe garden.

Nearby villages offer good walking, pubs and neighbouring Etwall has a Primary school and John Port Secondary School. Uttoxeter is a busy market town with a number of schools and Dovefields Retail Park has a range of shops, whilst Alton Towers is under a half an hour away. The proximity of the A50 makes Foston perfect for the commuter.

Shaun and Paul are both proud of The Huntsman and is sure that it will make the perfect family home.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









FIRST FLOOR

To the first floor is a beautiful galleried landing, with glass and oak balustrades along. The airing cupboard, which houses the pressurised cylinder, can also be found on the landing. The spacious master suite offers a sound system, feature dressing area or possible study area, and a luxurious en-suite bathroom. The modern en-suite boasts a free-standing bath and freestanding taps with shower head, a large glazed shower cubicle with waterfall head and further hand-held head shower, a concealed cistern W.C and his and hers basins, set within a vanity unit. This en-suite is a lovely feature of the home.

The guest bedroom has a window offering views over the surrounding countryside and a superbly appointed en-suite shower room, with a concealed cistern W.C, large enclosed shower with glazed doors and dual-head shower and wash hand basin set within a vanity unit. There are two further double bedrooms, one having superb views over the countryside and both having access to the Jack and Jill shower room. Again, luxuriously fitted with tiling, concealed cistern W.C, his and hers wash hand basins, set within vanity units and a large shower with waterfall head and hand-held head.











The home is set behind electric gates with a large parking area and turning circle, leading to a detached double garage with electric up and over door and a side pedestrian door. The home is privately set behind the double garage and there is a pathway leading from the off-road parking area, to the front entrance door with lawned area. There is also access round either side of the home, which leads you to the rear gardens, featuring a laid patio and lawned area, with mature trees and views overlooking paddocks to the rear.





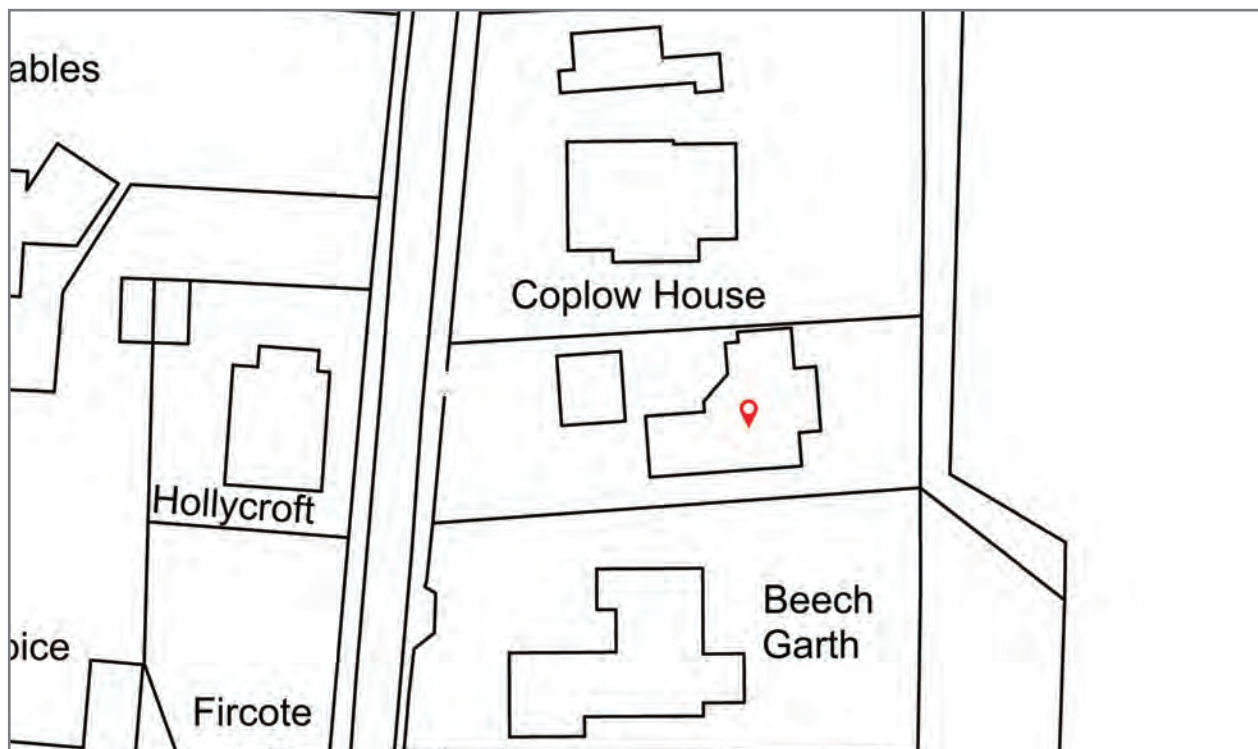




LOCAL AREA

Foston is a hamlet in the Foston and Scropton civil parish of South Derbyshire and is located about 12 miles (19 km) west of Derby City Centre. Further Facilities can be found in the nearby areas of Tutbury and Hatton. The property offers excellent commuting facilities with the village being located off the A50 road giving ease of access to Burton on Trent and leading to both Stoke and Uttoxeter and with M1 also being within close proximity. Nearby schooling is located within Hatton for Primary Schools and Etwall for the John Port Secondary School and the area offers great access into the Peak District with all its charms and walks. The historic Tutbury Castle and Sudbury Hall are close by also.





INFORMATION

Services

The home features a high specification finish, with a wired Bluetooth music system serving the lounge, kitchen, master bedroom and bedroom two. There is underfloor heating serving the ground floor and radiators to the first floor. The home has oil fired central heating and mains electric and sewerage.

Local Authority

South Derbyshire District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01332 973888 or contact the agent Lee Armstrong on 07496 710557

Website

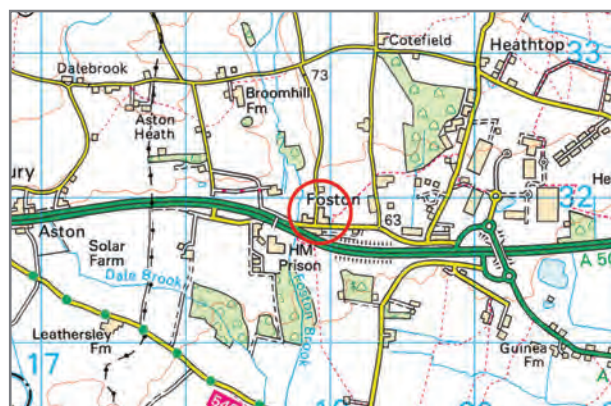
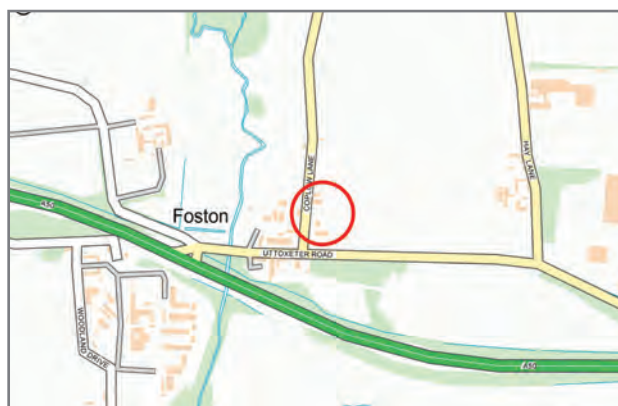
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Opening Hours

Monday - Friday 9am - 7pm

Saturday 9am - 6pm

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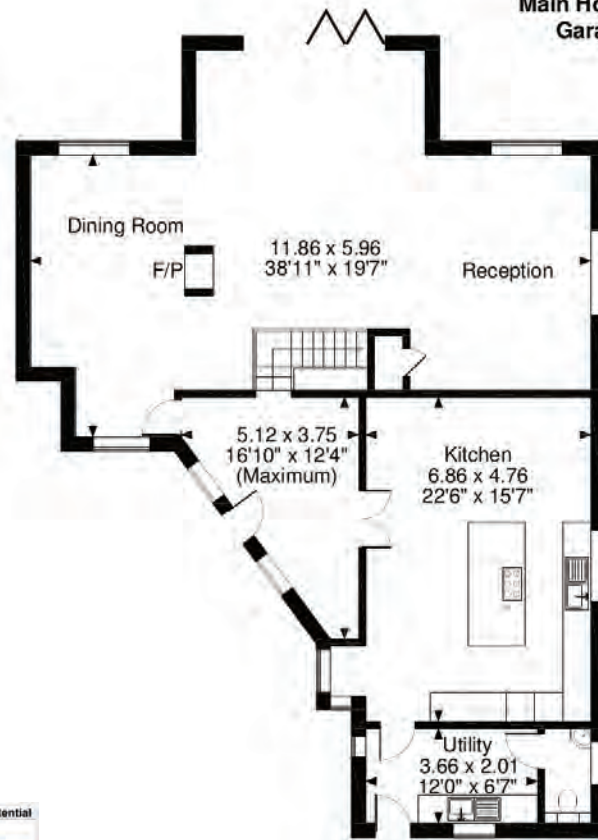


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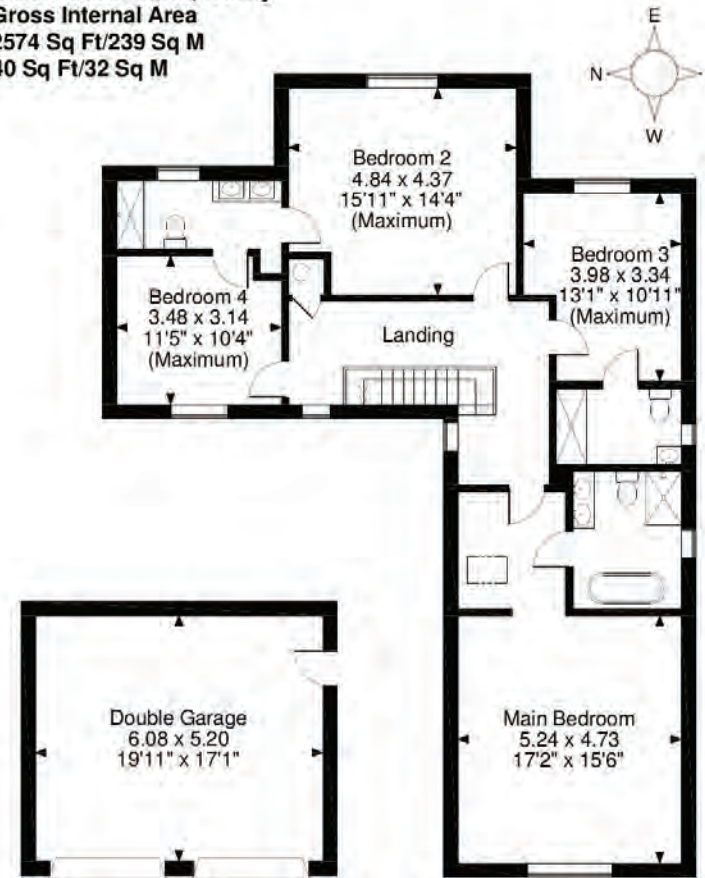
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The Huntsman, Coplow Lane Foston, Derby
Approximate Gross Internal Area
Main House = 2574 Sq Ft/239 Sq M
Garage = 340 Sq Ft/32 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THE
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