ABODE
SALES & LETTINGS

Scropton Road, Scropton, Derbyshire, DE65 5PN

£1,100,000



https://www.abodemidlands.co.uk







Standing proudly within approximately 1.5 acres of picturesque grounds, this substantial country residence extends to over 3,000 sq. ft. of exceptionally versatile accommodation arranged across three floors. Approached via a sweeping gravel driveway, the property is ideally suited to large or extended families, benefitting from a self-contained ground floor annex with comprehensive living accommodation, offering excellent potential for multi-generational living.

At the heart of the home, a stunning gable-vaulted extension creates a magnificent living space, perfectly positioned to enjoy far-reaching views across the surrounding acreage towards Tutbury Castle. The spacious interior includes multiple reception rooms, a beautifully appointed farmhouse-style kitchen, five generous double bedrooms, six bath/shower rooms, a home office, family room and secondary kitchen. The accommodation also includes an impressive upstairs loft-suite, providing an additional versatile space ideal for a bedroom suite, guest accommodation, home office or private retreat. Together, the thoughtfully arranged accommodation provides outstanding flexibility for modern family life.

The property benefits from an efficient ground-source heat-pump heating system, with underfloor heating installed to most of the ground floor, complementing the generous and versatile accommodation with modern, energy-efficient heating.

Situated between the sought-after villages of Hatton and Scropton, the grounds are well suited to hobby farming, equestrian or smallholding pursuits (subject to any necessary consents). Combining generous accommodation with an idyllic rural setting, this is an exceptional lifestyle property offering space, privacy and breathtaking countryside surroundings.

Viewing by appointment only.

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Ground Floor Main House

Reception Hallway
With a double-glazed front entrance door leading into the welcoming hallway, featuring the striking oak staircase as the centrepiece of the home, rising two floors above the hallway, with panelled flooring throughout, smoke alarm, ceiling spotlighting and oak-framed glazed doors leading to:

Lounge
Having triple aspect views to both front, rear and side elevations, with three double glazed units and double glazed double doors leading to the rear patio, the focal point of the room being the cast iron and multi fuel log burning fireplace with oak mantle, exposed backing and tiled hearth.

Dining Room
With a double glazed box bay window to the rear elevation, panelled flooring throughout and electrical consumer unit.

Kitchen/Diner
Featuring dual-aspect views to both the front and rear elevations, the kitchen is fitted with a comprehensive range of matching base and eye-level storage cupboards and drawers, complemented by granite drop-edge preparation work surfaces. A central breakfast island provides a practical and sociable focal point, incorporating a built-in oven. Further features include a traditional AGA range cooker, double Belfast ceramic sink with mixer tap, and a double fridge with freezer compartment.

Garden Room
Having a vaulted Apex looking out onto agricultural aspects, double glazed double doors leading into the property front patio and tiled floor throughout.

Cloaks/WC
With a double glazed window to the side elevation, low-level WC and wash basin with mixer tap.

Hallway/Bootroom
With two double glazed doors to both side elevations and adjoining double glazed windows, staircase rising to Ist floor loft suite with a useful under stairs storage cupboard, tiled floor throughout and thermostat.

Loft Suite Bedroom & En-suite (Ist Floor)
A versatile and well-appointed loft suite providing an excellent private retreat or guest accommodation. The suite comprises a spacious bedroom, adjoining lobby/wardrobe area and a contemporary shower room fitted with a shower, WC, wash hand basin and heated towel rail. An upstairs stable door provides direct access to the exterior, complemented by an external spiral staircase descending to the rear of the property, creating a particularly private and independent aspect to the accommodation.

Hallway/Study Area
With a UPVC double glazed bi-folding door leading to the patio, internal door leads to:

Utility Room
With a double-glazed door providing access to the rear, the Utility Room features plumbing and space for white goods, a stainless-steel sink unit with mixer tap, base-level storage and consumer unit. The room also houses the ground-source heat pump and water tank.

Family Room
With a UPVC double glazed bi-folding door, panelling to wall coverings, TV aerial point, double glazed door leading to rear, log burning fireplace, panelled flooring, opening leading to:



Kitchen
With ceramic sink unit and mixer tap, woodblock work surfaces and base level storage, double glazed window to front, oven/grill, electric hob, internal door leading to:

Inner Hallway
Providing entry to the shower room and ground floor bedroom.

Shower Room
Having a three piece suite, including shower with low level WC and vanity sink unit.

Office
With three double-glazed windows overlooking the rear and side elevations, together with an external door providing access to the rear. This versatile space is currently utilised as a home office but offers excellent potential for conversion to a further bedroom, subject to obtaining any necessary planning consents.

First Floor:





















Landing
With a double-glazed window to the front elevation enjoying attractive views across the green property frontage, this welcoming reception hall features a staircase rising to the second-floor landing, built-in double wardrobe and smoke alarm, with internal doors leading to:

Master Bedroom
With a double glazed window to the front elevation, central heating radiator, TV aerial points, door lead to:

Dressing Room
With a double glazed window to the rear elevation and central heating radiator.

En-suite
Two double glazed windows to the rear elevation, featuring a four piece family bathroom suite comprising of low level WC, wash hand basin with mixer tap, freestanding bath unit with mixer tap, shower cubicle, chrome heated towel radiator and shaving point

Bedroom Two
With a double glazed window, built-in double wardrobes, central heating radiator, TV aerial point, internal door leading to:

En-suite
Featuring a three-piece bathroom suite comprising of low-level WC, towel rail, wash hand basin with mixer tap, bath unit, extractor fan, spotlighting to ceiling, chrome heated towel radiator and shaving point

Bedroom Three
With a double glazed window to the front elevation, built in wardrobe, TV aerial point, central heating radiator, internal door leading to:

En-suite
Having a three-piece suite comprising of low-level WC, wash hand basin, bath unit with shower over, double glazed window to the side elevation, chrome heated towel radiator, shaving point and spotlighting to ceiling.

Second Floor:

Landing
With a Velux-style window to the rear elevation, providing an attractive outlook towards the Reception Hallway, the landing benefits from useful storage cupboards and a central heating radiator, with internal doors leading to:

Bedroom
With a velux window to the rear elevation, TV aerial point, eaves storage and central heating radiator.

Shower Room
With a double glazed velux window to the rear elevation, double shower cubicle with waterfall showerhead, low level WC, eaves storage, chrome heated towel radiator, shaving point, pedestal wash hand basin with mixer tap.

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In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office
Property Particulars

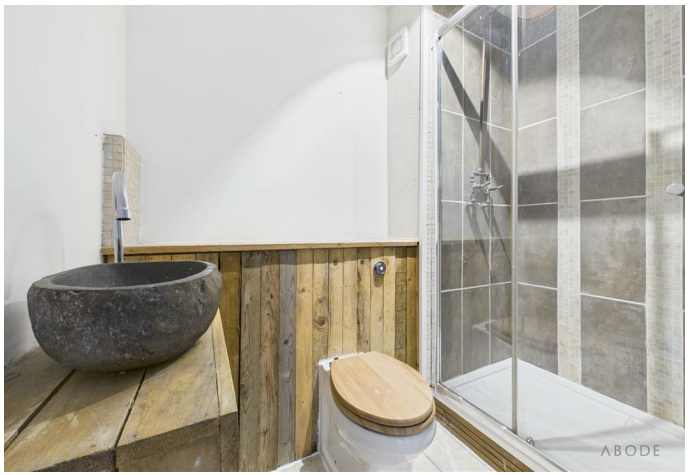












These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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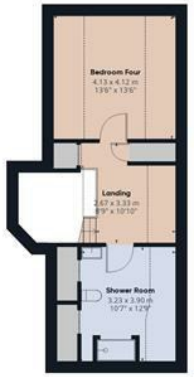




Floor 0



Floor 1



Floor 2



Floor 1

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Approximate total area(1)

292 m²

3143 ft²

Reduced headroom

20.3 m²

218 ft²

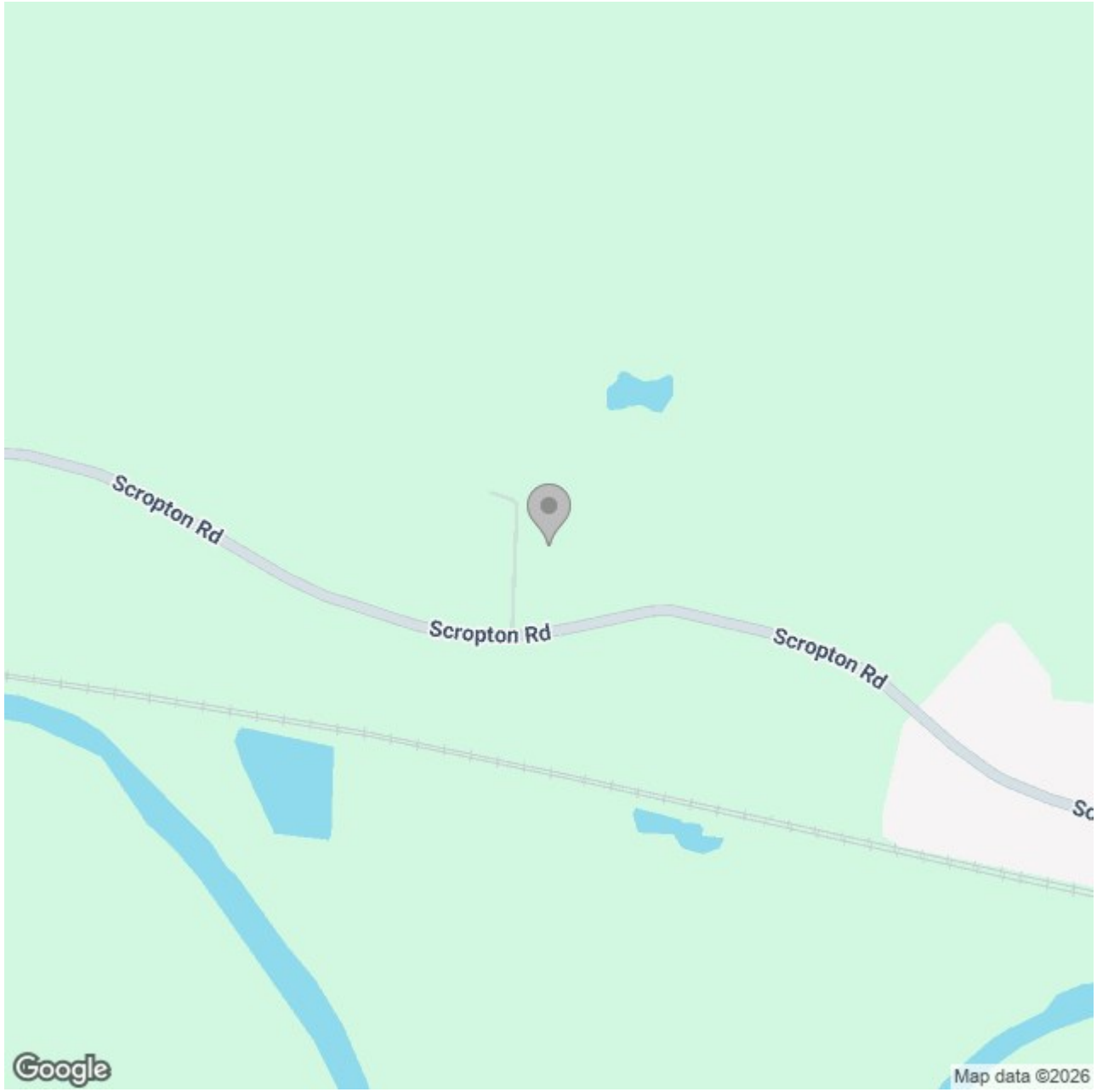
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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