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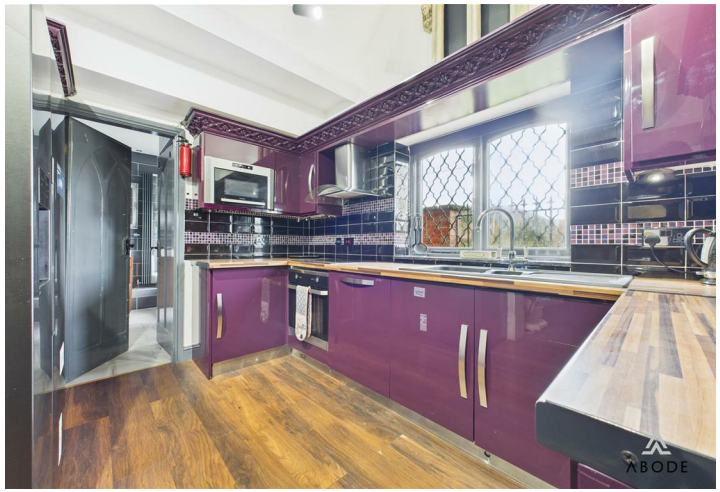
SALES & LETTINGS

Stubby Lane, Draycott-in-the-Clay, Derbyshire, DE6 5BU

Guide Price £325,000

https://www.abodemidlands.co.uk



A truly unique and striking Gothic-themed home, occupying an elevated plot with open field views and approached via a large gated entrance. This distinctive property showcases a wealth of character features throughout, including chapel-style doors, gargoyles, bespoke Gothic detailing, and dramatic vaulted ceilings, creating a home of rare individuality and presence.

Internally, the accommodation is both well-appointed and thoughtfully arranged. The contemporary kitchen is comprehensively fitted with a range of units and integrated appliances, enjoying open views across neighbouring fields. Living space is centred around an impressive Gothic-inspired lounge with a feature fireplace and exposed architectural elements. The property offers well-proportioned bedrooms, including a standout master bedroom with French doors and a luxurious en-suite featuring a roll-top bath.

Further benefits include modern bathroom facilities, ample built-in storage, and plentiful natural light via double-glazed windows throughout.

Offered to the market with no upward chain and vacant possession, this exceptional home presents a rare opportunity to acquire a one-of-a-kind property combining bold architectural character with practical modern living, all set in a private and elevated countryside-edge position.

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Kitchen

A well-appointed and contemporary kitchen, finished with laminate flooring throughout and offering a comprehensive range of matching base, wall and drawer units topped with wood-block-effect preparation surfaces. Appliances include a 1½ composite sink with drainer and mixer tap, electric induction hob with stainless-steel extractor hood, and an integrated microwave oven and grill. There is space for additional freestanding white goods, complemented by an integrated washing machine and dishwasher. A double-glazed window to the side elevation provides pleasant open views over surrounding fields. The kitchen also benefits from a halted ceiling and an internal door leading through to the bathroom.

Bathroom

Fitted with a modern three-piece suite comprising a low-level WC with concealed cistern, wash-hand basin, and a shower enclosure with glass screen and waterfall showerhead. The room features tiled wall coverings, a central-heating radiator, and an airing cupboard housing the central-heating boiler. Natural light is provided via a frosted double-glazed window to the side elevation, with a door leading through to the bedroom.

Bedroom Two

A generously proportioned bedroom enjoying dual-aspect double-glazed windows to the rear and side elevations. The room offers ample storage, including double built-in cupboards and a range of fitted wardrobes with hanging rails and mirrored fronts. Additional features include a central-heating radiator and smoke alarm.

Lounge

An impressive and characterful lounge inspired by strong Gothic design, showcasing bespoke patterned dado rails, gargoyle detailing, and a striking vaulted ceiling with exposed A-frame beams and gantry walkway. A feature fireplace with decorative surround and mantle serves as the focal point of the room. The lounge is enhanced by two double-glazed windows to the front elevation, with double doors to the side leading through to the master bedroom.

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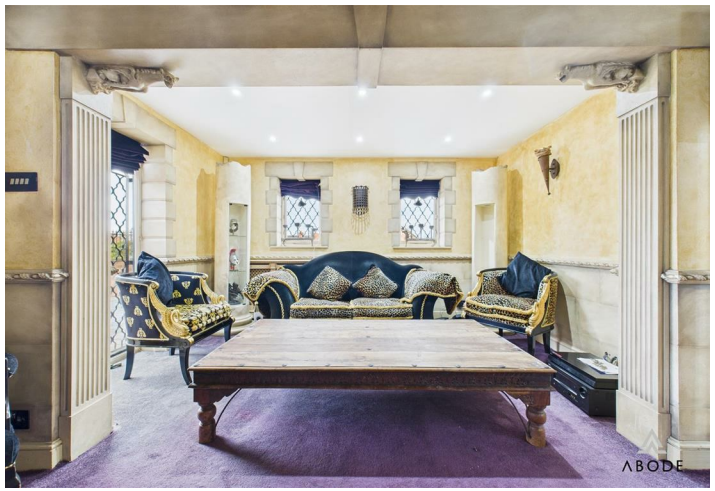
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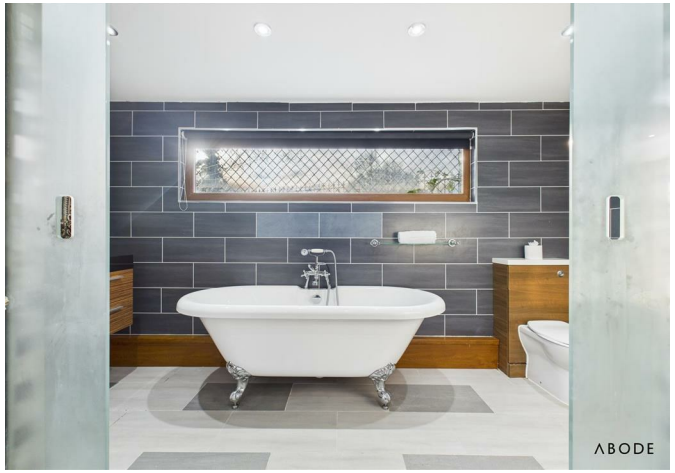

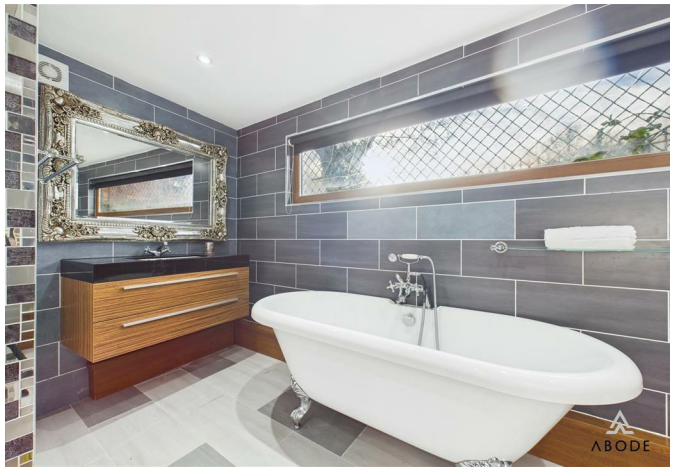

Bedroom One

Accessed via double doors from the lounge, the master bedroom features French double-glazed doors to the front elevation. The room includes a wall-mounted electric fireplace set against an exposed brick backdrop, ceiling spotlighting, and frosted glass sliding doors opening into the en-suite bathroom.

En-suite Bathroom

A luxurious en-suite fitted with a three-piece suite comprising a WC, freestanding roll-top bath with claw feet and shower attachment, and a floating wash-hand basin with mixer tap. The room is fully tiled to both floor and walls and benefits from a bespoke central-heating radiator, extractor fan, ceiling spotlighting, and a double-glazed window to the rear elevation.

First Floor Bedroom (Three)

The mezzanine floor overlooks the lounge, with a vaulted headspace creating a versatile landing area large enough for a double bedroom area, or would easily be utilised for a large study space or entertaining area. A gantry walkway leads to a accesibile loft space perfect for storage.

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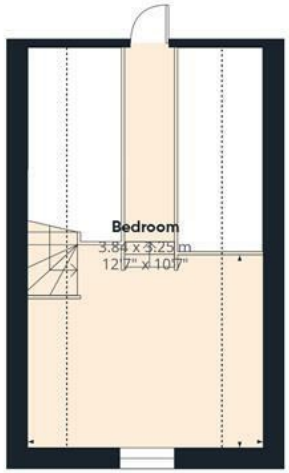
Floor 0



Floor 1

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Approximate total area(1)

93.4 m²

1005 ft²

Reduced headroom

5.4 m²

58 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		
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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