







**Draycott Lodge, 68 Stubby Lane, Draycott in the Clay, Derbyshire, DE6 5BU**

**A magnificent Grade II Listed detached farmhouse, with four bedrooms which is full of character throughout. Set in 2.7 acres including a traditional orchard and several outbuildings including a large barn with potential to convert. The gross internal area is 2,850sq.ft.**



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BENNET SAMWAYS are delighted to offer for sale this magnificent Grade II Listed detached farmhouse with four bedrooms, which is full of character throughout. Set in 2.7 acres including a traditional orchard and several outbuildings including a large barn with potential to convert.. The gross internal area is 2,850sq.ft. The house, grounds and outbuildings are 0.74 acres, the paddock is 0.94 acres and the traditional orchard is 1.03 acres.

Interior - Stepping into this elegant and charming residence you will find a lobby/boot room immediately off the courtyard with guest cloakroom and access to the main reception hallway. With a beautiful staircase off to the first floor accommodation and original block flooring. The main rooms are accessed from the central hallway which leads into a farmhouse kitchen, with original tiled Pannett floor. There is a Aga fuelled by LPG which is inset into an original brick fireplace. The scullery has a range of base and wall mounted units with granite worktops, and an integrated dishwasher. Off the kitchen is an entrance lobby which is used as the side door to the gardens. The snug room has a brick fireplace with log burning stove, quarry tiled floor and beam ceiling. There is a generously sized and sunny living room which overlooks the main side garden, with French doors into a traditional glass house. There is a brick, double vaulted cellar beneath the living room. There is an utility room which then leads to a useful store room, and workshop which could be converted into a work from home office.

On the first floor there is an impressive galleried landing. A master bedroom with varnished floorboards, built in cupboard and refitted ensuite shower room. Bedroom two also has a refitted ensuite shower room. A particular feature on the first floor is a elegant drawing room with exposed floorboards, tall ceiling and a feature fireplace. Third bedroom with lime-ash floor and built in cupboards. The last room on the first floor is a family bathroom. Stairs lead off to the second floor which has a light and airy bedroom. A large attic room which would make ideal storage, or even a potential bedroom. It is currently used as a workshop, and there is second boiler that serves this floor. Stairs go off to a loft with exposed purlins.

Exterior - Set in lovely grounds with a gated driveway leading into courtyard style driveway providing ample parking. The gardens have lawns and plant borders with some creative topiary shape mostly Yew shrubs. There is a paddock that has been mowed but was used for grazing. Then there is this stunning traditional orchard which includes 72 apple trees, 5 pear trees, 3 plum trees and numerous damson trees. The orchard is entirely organic, and up until last year was fertilised by a flock of geese for about 35 years.

Barn & Outbuildings - There is a two storey brick barn (900sq.ft.), ripe for converting into ancillary accommodation or holiday let subject to planning permission. A further hay barn which could be made into stables and two store rooms.

Locality - Draycott in the Clay is located on the Staffordshire/Derbyshire Dales border and is very accessible for the A50 which connects both the M1 and M6 motorways. The village has a church, village shop, two public houses and a good children's outdoor playground.

Owner's perspective - On our very first visit we fell in love with the property. It was like opening Christmas presents as every door opened revealed another surprise. The family has made good use of a circular walk through Banktop Woods, particularly glorious at bluebell time, and have spent hours cycling quiet country lanes with unspoilt countryside. Draycott in the Clay and the surrounding area is a hidden gem as most people only pass through. There are two pub restaurants in the village, a farm-shop butcher, a shop/post office, a primary school and a village hall. Milk, papers and Waitrose groceries are delivered. The orchard, wood and gardens are delightful in Spring full of wild flowers and blossom. We regard ourselves as custodians of a unique family home and have loved every minute here but it is time to pass it on for someone else to enjoy.

Agents notes - Council tax is East Staffordshire and is band G.

Services: Mains electricity, mains water, LPG, private drainage & broadband internet. Tenure: Freehold. The private drainage is a sewage water treatment plant which was installed in 2021. The property is Grade II listed. The property is located in proximity of a single logistics depot. The property has several Titles on Land Registry.

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GROUND FLOOR

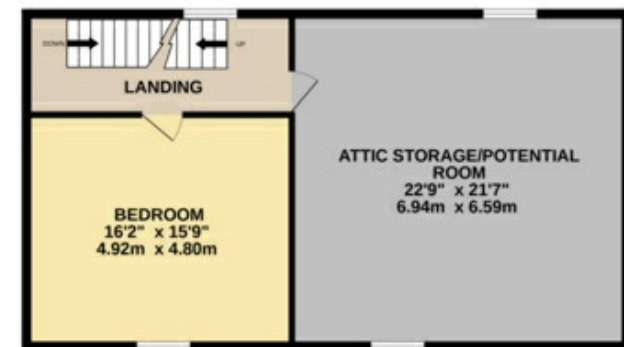


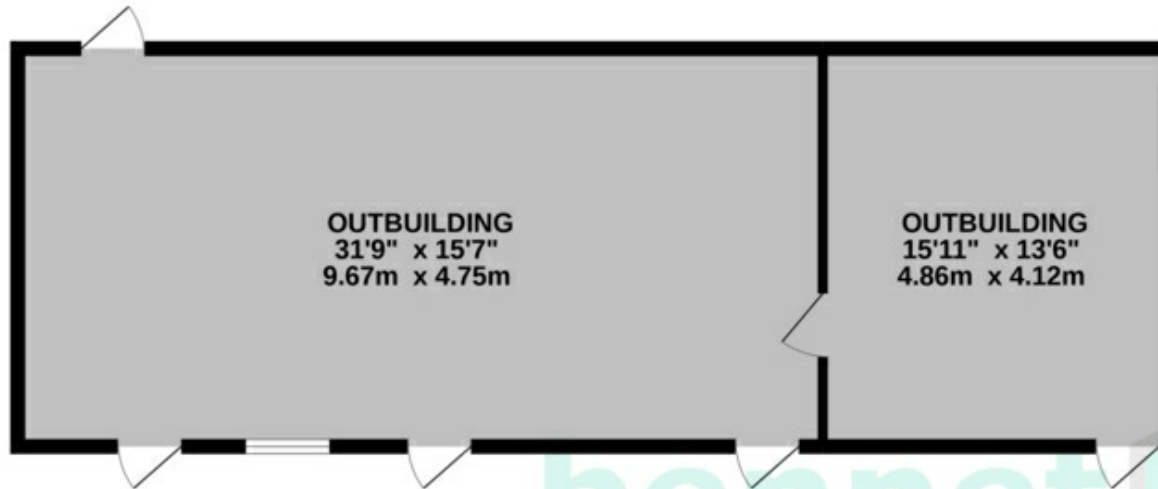
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1ST FLOOR



2ND FLOOR

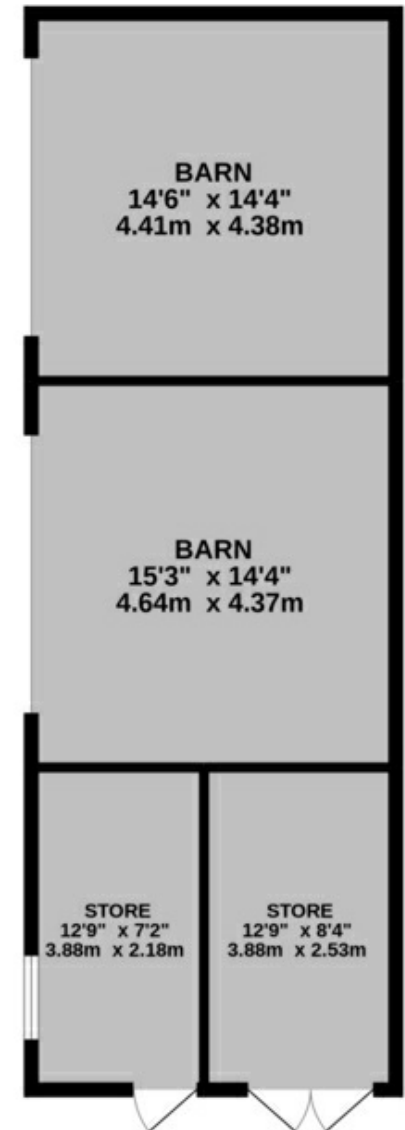




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1ST FLOOR















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 4  3  7  2.71 ac  2850 sq ft