

Hay Lane, Foston

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£850,000



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This property at a glance:



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Watch the video



Hay Lane, Foston



Sam says:

"This impressive home offers spacious and versatile living, a perfect mix of rural and modern life. As soon as we arrived I was stunned at the beauty of the wrap around garden and the presence of the property. Heading in the large front door, the hallway welcomes you in with Minton tiles and wood flooring and is a great open space. There are 2 large reception rooms, both overlooking the incredible views of the garden. One of them has a cosy log burner and the other has a lovely brick feature fireplace. The country style kitchen sits nicely at the back of the home, having a large island with a breakfast bar and an Aga. The dining room also has lots of character, having a brick feature fireplace and plenty of space for a family dining table, this room then opens up into the large, beautiful orangery which has a lantern skylight flooding the space with natural light and bi-fold doors out onto the decking. It is a wonderful place to relax and unwind. Downstairs also benefits from a practical utility room, a downstairs shower room and access to a large double garage.

Heading on upstairs, the bedrooms do not disappoint. There are 2 great choices for a master bedroom, both equally perfect. They both benefit from an en-suite shower room. and open fireplaces adding to the cosy feel. There are then 3 further double bedrooms and a large family bathroom. Outside, the barn has been converted into a work space for the current owner however is fully equipped to be sectioned off and used for an annex! There is also room to park at least 7 vehicles. Where do we begin with the garden? It is a beautiful vast space with lots of different little areas. There are 2 summer houses, one of which is fully equipped with insulation, heating and wifi and the other fully insulated, beautiful trees surrounding the whole garden, plenty of areas for seating and even a hot tub! We adore this home and we believe you will too, it really is something special

Also note, there is an opportunity to purchase a business which is next to the property which brings in a passive income. Please speak to the agent about this"

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Did you spot...

The opportunity to purchase a business which is next to the property



A message from the seller:

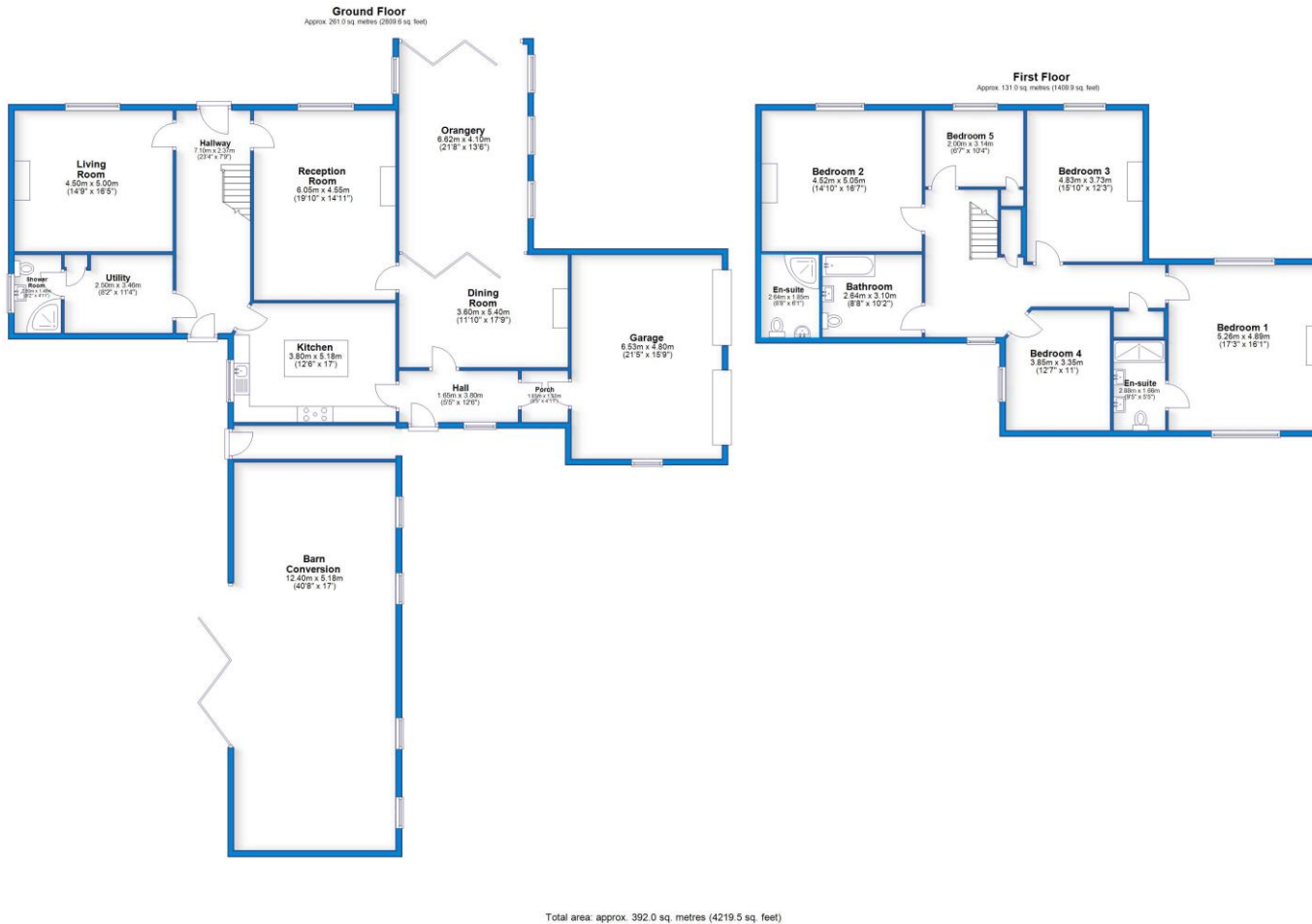
"We will miss this beautiful old farmhouse deeply, it has been our much loved home for nearly eight years. Built in 1799, it's full of charm, character, and a timeless warmth that you simply can't find in modern houses. The blue room in the middle of the house, is a favourite for reading and having quiet time. The garden has been our sanctuary, peaceful, natural, and alive with birdsong. We've spent so many mornings with coffee in hand, watching the birds return each year and soaking in the calm. Evenings have been just as special, we love sitting in the hot tub, especially in Winter under the vast night sky, watching the stars and feeling completely at peace. The orangery has been a favourite space, filled with light, perfect for relaxing or gathering with friends and family. There's a zip line across the garden that's brought so much laughter and fun for the kids, and countless moments we'll never forget. Letting this place go is bittersweet, but we know it's ready to offer its magic to the next people who will call it home."

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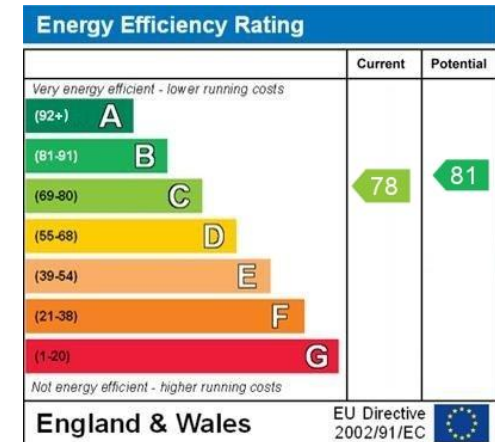


Floor Plan

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Energy Performance Certificate



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Key Features:

- SEMI-RURAL LOCATION
- GARDEN OFFICE
- BEAUTIFUL LARGE GARDEN
- GORGEOUS ORANGERY
- FIVE DOUBLE BEDROOMS
- FULL OF CHARACTER
- POTENTIAL BARN ANNEXE
- EPC RATING C



About the area:

Foston is a small, peaceful village located in South Derbyshire, offering a charming rural lifestyle while still being well-connected to nearby towns and cities. Nestled amidst rolling countryside and farmland, it's ideal for those seeking a quieter pace of life without sacrificing convenience. Foston sits just off the A50, providing direct access to both the M1 and M6 motorways, making commuting to Derby, Stoke-on-Trent, or Birmingham straightforward. The nearby towns of Tutbury, Hatton, and Uttoxeter offer train services, with regular links to Derby and beyond. Local bus services also operate between Foston and surrounding villages and towns. Foston is surrounded by beautiful Derbyshire countryside, with a variety of walking routes right on the doorstep. You'll find peaceful footpaths through open fields, wooded areas, and along the banks of the River Dove, offering scenic, dog-friendly routes. Nearby locations such as Sudbury Hall and the National Trust Museum of Childhood provide both cultural interest and picturesque grounds to explore. For more expansive hiking options, the Peak District National Park is within easy driving distance.



Schools:

Local schools include Heath Fields Primary School in nearby Hatton and Church Broughton C of E Primary School. For secondary education, John Port Spencer Academy in Etwall is a popular choice and is easily accessible from Foston.



300+ 5 star Google Reviews



Don't miss out on the chance to own this incredible property!

To book a viewing with **Sam** call
01332 30 30 30

[Click here](#) to watch the property video



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