

# Little Liverpool

Swadlincote, Derbyshire, DE12 8ER

John   
German





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£575,000

Embrace rural living with this stunning home set in the countryside with fabulous views and accommodation that impresses throughout with character on display, combined with a beautifully modernised interior, set on a wonderful, established garden plot with a generous drive and oak frame garage with office over.



John German are delighted to offer for sale this fine country home situated in Little Liverpool which is an appealing countryside location, nestling between the villages of Lullington and Cotton-in-the-Elms. The current owners have extended and renovated the property to a high specification, offering a stunning family home with wonderful rural views to all aspects, allowing you to enjoy all the benefits of countryside living, yet with the benefit of being within a highly convenient location with excellent access to the nearby centres of the Cathedral City of Lichfield, Ashby, Tamworth, Burton-on-Trent and beyond. Together with excellent train services from Lichfield, this stunning semi-detached home really does offer an escape to the country. Recently connected full fibre to the house ensures super high-speed internet access is always available.

Set behind a good and expansive block-paved driveway providing ample off-road parking, there is a bespoke oak porch with Whitegates hand carved into the beam with a door giving access into a large reception hallway with flagstone flooring and latch doors leading off to the accommodation. The flooring flows throughout the whole of the ground floor, where there is a stunning lounge with underfloor heating, a corner fireplace with thickset cherry wood beam over and a multi fuel log burner set on a raised flagstone hearth, plus a double-glazed window and French doors open out onto the wonderful rear gardens.

Off the hall, there is a guest WC, again with matching flooring, a close coupled WC, wash hand basin and window to the rear. Also leading from the hall there is a dining area, sitting room and kitchen with an open-plan feel, having plenty of character on display including revealed beams. The kitchen area is fitted with bespoke base and eye level units with rolled-edge granite surfaces over, an inset Belfast sink, Rangemaster cooker, flagstone flooring, and French doors opening out to the rear.

There is a generous dining area with beamed ceiling, a useful understairs storage cupboard and a wide, beamed opening leading to the sitting room which has a cosy feel, created by the exposed brick chimney breast with a multi fuel log burner, beams to the ceiling and two windows framing the views to the front. Off the kitchen is an enclosed hallway, with a stairwell off to the first floor and completing the ground floor accommodation is a useful utility room with base and eye level units, sink and additional appliance space with a window to the rear.

To the first floor, there is a good-sized landing with windows framing fabulous views across the gardens and beyond, a fitted storage cupboard, and ample space for a study area. The highlight of the first floor is the exceptional master bedroom with French doors opening out onto a wide balcony, ideal for enjoying those wonderful, far reaching, countryside views. The en-suite is fitted with a contemporary suite with glazed shower enclosure, WC, wash hand basin, tiled flooring, towel rail / radiator and window to the rear. Bedroom two has window framing views to the front, as does bedroom three with a useful built-in storage cupboard.

The family bathroom is superbly appointed with a roll-top bath, separate shower cubicle, pedestal wash hand basin, bidet and WC.

This home is certainly ideal for the car enthusiast, with an integral double garage having an electric up-and-over front entrance door, pedestrian side door, with full width work bench to the rear. There is also an outstanding recently completed detached oak frame garage. The ground floor is currently used as a home gym, together with a car port to the side with double doors opening into additional gardens. Over the garage is an impressive home office / studio with velux windows framing the fabulous views to the rear, together with a well-appointed shower room with shower cubicle, pedestal wash hand basin and WC.

The rear gardens feature extensive lawns with well established borders and hedges, a paved terrace adjoins the house with an oak gazebo at the bottom of the garden ideal for enjoying views back towards the property and across the fields. Established apple and damson trees yield fruit each season along with strawberries and raspberries in the borders. In total the plot size extends to approximately ¼ of an acre.

For the keen walker there are many paths and trails that can be accessed from the property including nearby the National Forest Way and Cross Britain Way.

Please note:

- There is an additional strip of land opposite the property which is also available by separate negotiation with a detached single garage and wood stores (neighbouring property has an agreed right of way across the entrance to their paddock beyond).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity (NOTE: NO GAS) are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. No mains drainage. The property is served by a septic tank, shared with and located in the neighbouring property. All costs of maintenance are split 50/50 with neighbour. The tank is not compliant as per the 2020 regulations.

Useful Websites: [www.environment-agency.co.uk](http://www.environment-agency.co.uk),

<https://www.southderbyshire.gov.uk/ourservices/planning-and-building-control/planning>

Our Ref: JGA/14042021 Local Authority/Tax Band: South Derbyshire District Council / Tax Band D













AWAITING FLOORPLAN



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



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