

# Cadley Hill Farm, Cadley Lane

Castle Gresley, Swadlincote, DE11 9EL

John German

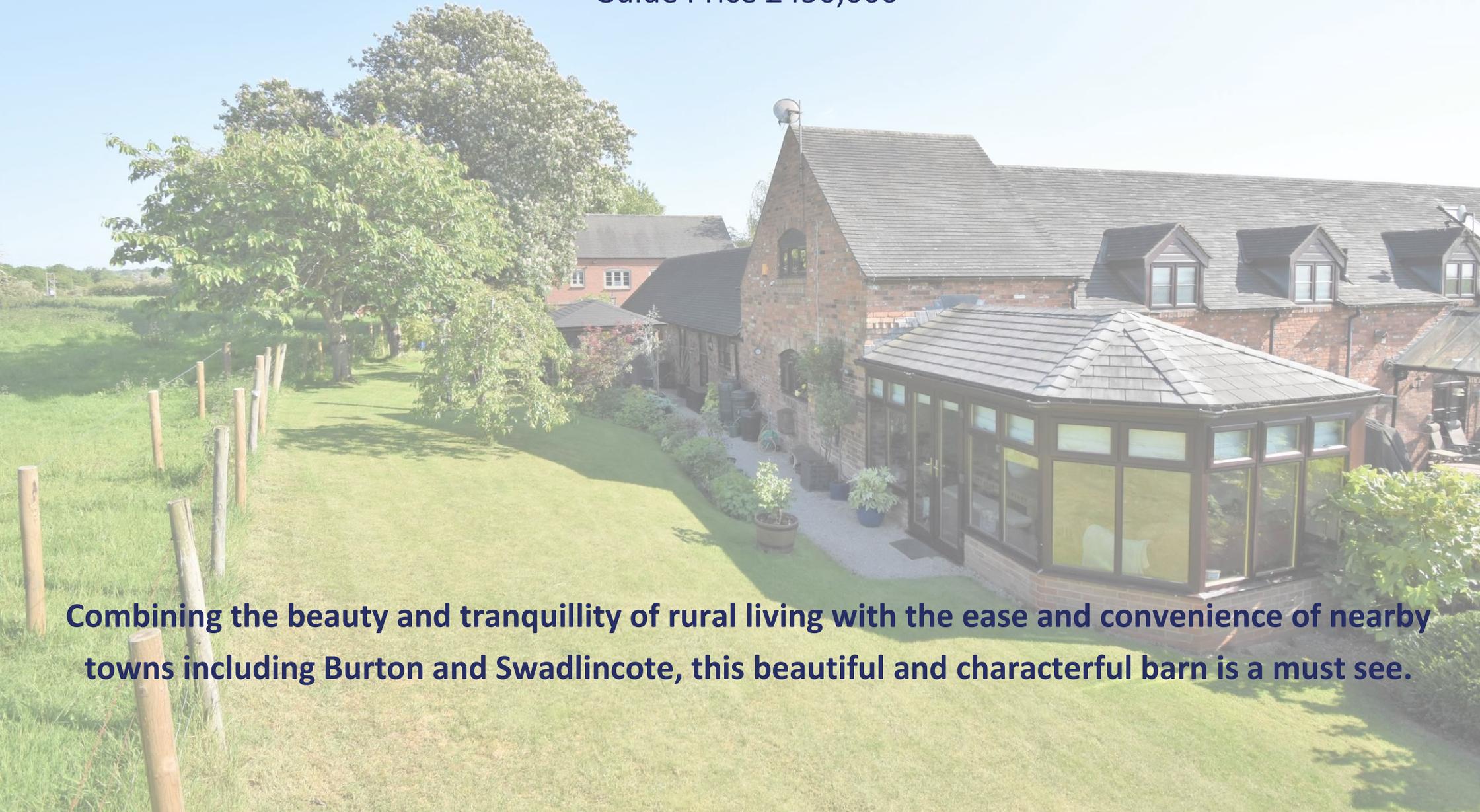




# Cadley Hill Farm, Cadley Lane

Castle Gresley, Swadlincote, DE11 9EL

Guide Price £450,000



**Combining the beauty and tranquillity of rural living with the ease and convenience of nearby towns including Burton and Swadlincote, this beautiful and characterful barn is a must see.**

Understood to date back to approximately 1835, The Long Barn is one of just seven properties located at Cadley Hill Farm, enjoying the surrounding countryside with easy access to the towns of Burton and Swadlincote, as well as the A444 providing a link to the M42.

Accessed off Cadley Lane, a private tarmac driveway leads to a gravelled courtyard, which provides parking directly outside the property. A single garage en bloc, also has an additional parking space to its front.

Entering through the front door, the entrance hallway runs off giving access to the two double bedrooms, family bathroom and stylish fitted kitchen. Comprising a range of both wall mounted and base level units, the kitchen also has a central island providing additional storage as well as a breakfast bar. Enjoying ample work surface, with the dark quartz contrasting and complimenting the cream units. Integrated appliances include an overhead extractor, fridge/freezer, dishwasher and an inset one and a half bowl sink with drainer unit. An external door leads out to the rear.

Continuing through, the cosy yet spacious lounge has a double-glazed window to the rear aspect, stairs rising to the first floor and a gas fire providing a focal point to the room. The adjacent conservatory is currently utilised as a dining area and offers fantastic views of the rear garden and fields beyond.

Heading up the stairs from the lounge is bedroom three which would be well suited for home working, or with the potential to also be used as a children's playroom.

The main bedroom area is located at the opposite end of the home, with the two double bedrooms being very well proportioned. Bedroom one enjoys dual aspect windows to both the front and rear, with the added benefit of its own en-suite shower room comprising a walk in shower, low level WC, hand wash basin and heated ladder towel rail. Bedroom two is another comfortable double, with a loft access point and double patio doors opening out to the rear.

Completing the accommodation is the main bathroom, with part-tiled walls as well as a useful storage cupboard. The suite comprises a bath with shower over, low level wc and pedestal hand wash basin.

Outside, the property has a superb rear garden, predominantly laid to lawn and with a timber-framed gazebo – providing an ideal space for enjoying long summer evenings. The surrounding views speak for themselves, highlighting what a wonderful position the property enjoys.

#### Agents Notes:

Heating to the home is via LPG.

Drainage is to a private septic tank.

There is a £20 per month community charge to cover upkeep of the private driveway and courtyard, as well as the emptying the septic tank.

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

Services: Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning](http://www.southderbyshire.gov.uk/our-services/planning-and-building-control/planning)

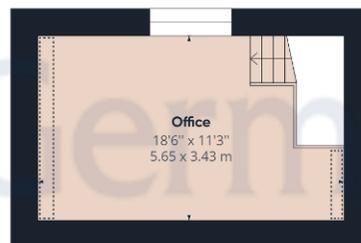
Our Ref: JGA/27012022







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1182.30 ft<sup>2</sup>  
109.84 m<sup>2</sup>

**Reduced headroom**

37.72 ft<sup>2</sup>  
3.50 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



### 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		
55-68	D		61   D
39-54	E	42   E	
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



