

# Chapel Street

Coton-in-the-Elms, Swadlincote, DE12 8EY

John German





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Offers Over £575,000

This former Chapel offers a stunning character residence that has been beautifully extended and renovated to create a stylishly presented home. Standing on superb garden plot with a large drive set within this National Forest village with countryside walks, primary school and pubs on your door step.



This wonderful home is ideal for a buyer searching for something different, something not 'off the peg'! This former Chapel dating back to circa 1870s has been extended and renovated to offer a highly impressive home. Perfect for a large family with space to entertain featuring three reception rooms, an open plan kitchen/dining/living room together with exceptional first floor accommodation with four bedrooms all with en suite in addition to a bathroom.

Sympathetically renovated by the previous owner whilst still retaining a character feel throughout but still with the future in mind with under floor heating to the ground floor and a heat recovery system to boost energy efficiency.

This property impresses equally on the outside and inside with oversized arched double doors opening into the reception hall with a practical tiled floor running underfoot and stairs rising to the first floor.

At the heart of the house a superb open plan kitchen/dining/living room ideal for busy mornings or getting together at the end of the day. The kitchen area is stylishly appointed with a high gloss range of contemporary base and eye level units complemented by granite surfaces and a centre island with contrasting worktop/breakfast bar. Integrated appliances comprise a DeDietrich induction hob, integrated ovens, dishwasher and a fridge/freezer. Attractive tiled floor runs throughout and into the living/seating area with arch double doors to the front and French doors to side.

The generously sized lounge has wooden flooring and a log burner set in an inglenook fireplace. Bi-fold doors open into the garden room providing a wonderful space to relax with four skylights and triple aspect views of the rear garden.

The dining room/snug is currently used as a music room, with parquet flooring making an ideal space for a home office, family room etc.

Back to the hall where the feature staircase that has been built from reclaimed chapel pews rises to the first floor with a window on the stair well, fitted storage cupboard and doors leading off.

The master bedroom certainly impresses with its high vaulted ceiling, dual aspect windows to front and rear plus the luxury of its own dressing room with a walk in wardrobe and en suite shower room.

Bedroom two is another generous double with alcove ideal for a wardrobe, a fitted high cupboard, a loft hatch and a modern en suite shower room.

Bedroom three enjoys views to front with two arched windows, a sky light and again its own modern en suite.

Bedroom four is a side facing double room with a store cupboard having plumbing to become a potential en suite.

Ideal for families with young children there is also a separate bathroom with a roll top bath.

This beautiful property stands on a substantial plot with a large expanse of slate chipped drive with double gates opening into an additional driveway area. There are two good size lawned gardens with established borders, the right hand side borders a brook.

Coton-in-the-Elms is a pretty South Derbyshire village with two popular pubs, a primary school and plenty of countryside walks in the surrounding area. Coton is well placed for the A38, A42/M42 with the nearby centres of Lichfield, Tamworth, Ashby de la Zouch and Birmingham all in reach.

**Note:** We understand the property has previously flooded in November 2019 & February 2020 due to a flash flood. The cause of this has subsequently been rectified.

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

**Services:** Mains water, drainage, electricity and gas 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](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/29072022

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band F



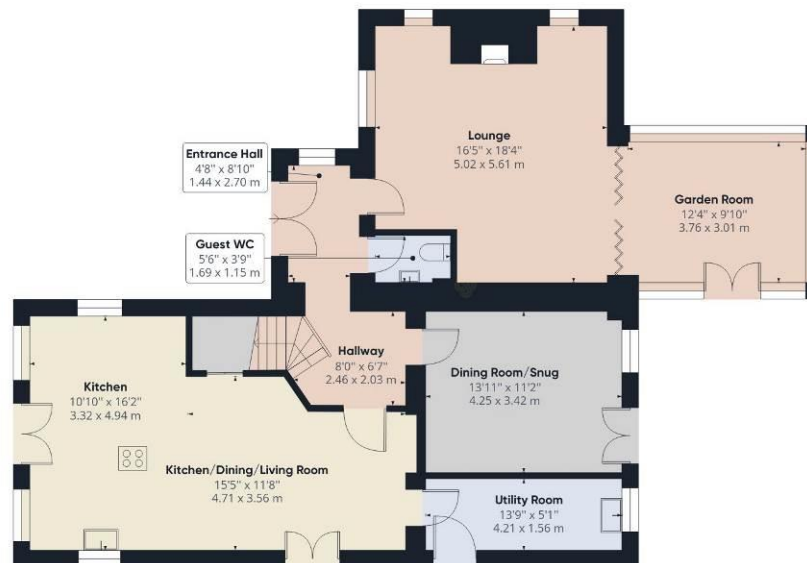












Ground Floor

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

2122.85 ft<sup>2</sup>  
197.22 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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.

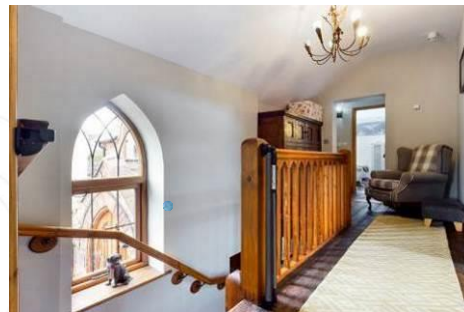
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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	73   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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