

Mill Street

Coton-In-The-Elms, Swadlincote, DE12 8ES

John
German





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£675,000

An impressive character residence skilfully incorporating a former a former steam mill and enjoying an attractive central village setting together with sizeable gardens with a pleasant southerly aspect.

Mill House retains many character features and delivers a generous sized family home in a pleasant village location with plenty of countryside walks in the surrounding area, served by excellent local amenities together with good access to both Swadlincote and Burton on Trent.

From the drive an entrance door opens into the reception hall which has a cloakroom WC off and further door leading to an inner hall with beamed ceiling, window to side and a useful under stairs storage cupboard. From here there is a separate utility room which is fitted with a range of base and wall cupboards having worktops over with inset stainless steel sink, tiled splash backs, appliance spaces having plumbing for an automatic washing machine and a wall mounted gas boiler.

From the inner hall a further door gives access to the spacious dining room which exhibits a beamed ceiling with brick recess fireplace housing an electric stove on stone hearth and window to the side. The dining room opens directly into the sizeable breakfast kitchen fitted with an attractive range of substantial base and wall units surmounted by roll edge work surfaces having inset 1.5 bowl stainless steel sink and mixer tap, further additional veg prep sink also with a mixer tap and tiled splash backs. There is an integrated dishwasher, inset electric cooker, space for further appliances, tiled flooring and a window to the garden. Wide doors open to an attractive patio area. A comfortable snug has a beamed ceiling and a Victorian cast fireplace with open fire grate together with patio doors out to a side garden enjoying an ornamental patio and southerly aspect. From here one enters the very spacious lounge which is located in the former mill building and is heavily beamed with a superb brick inglenook style fireplace housing a log burner on a stone hearth. A further opening leads to a gorgeous oak framed garden room with double glazed units, tiled flooring and French doors opening to the garden. This room exhibits fantastic natural oak timbers.

The first floor landing has a useful walk-in wardrobe/storage, stairs off to a loft room and also serves three excellent character bedrooms. In addition, the master bedroom has exposed beams and this again is in the original mill building and enjoys a dual aspect outlook and equipped with a tiled shower to the alcove with wash hand basin. Adjacent to the master bedroom is a modern bath/shower room which is contemporary in style having a white and chrome suite comprising a panelled bath in tiled surrounds, pedestal wash hand basin, low level WC, separate enclosed shower unit with glazed screen and fully tiled walls.

Along the landing is a second bathroom having panelled bath in tiled surrounds with shower over and glazed screen, bidet, WC and vanity wash hand basin, half tiled walls, an airing cupboard and additional storage cupboard. An inner landing has a loft hatch opening into a large loft space, ideal for storage. From the inner landing, further stairs off leading to a very useful loft landing area and access to an additional loft room which provides excellent storage or use for hobbies, crafts etc plus access to the aforementioned large loft storage space. At the other end of the landing there is a further narrow staircase leading to yet another loft room which has exposed beams and side window. This again offers further use for storage, studio, hobbies etc.

The property has a tarmac driveway to the side which is owned by Mill House but gives access to the neighbouring drive and their premises. It also leads to a large double garage (6.3m x 6.0m) which is equipped with an electric powered up and over door. Gated access opens to the wonderful gardens that enjoy a southerly aspect and comprise spacious split level patio areas, extensive lawns and tree screening. This area enjoys the sunshine from morning to dusk. A further area of garden has a useful range of outbuildings and storage sheds including a modern greenhouse equipped with toughened glass.

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.

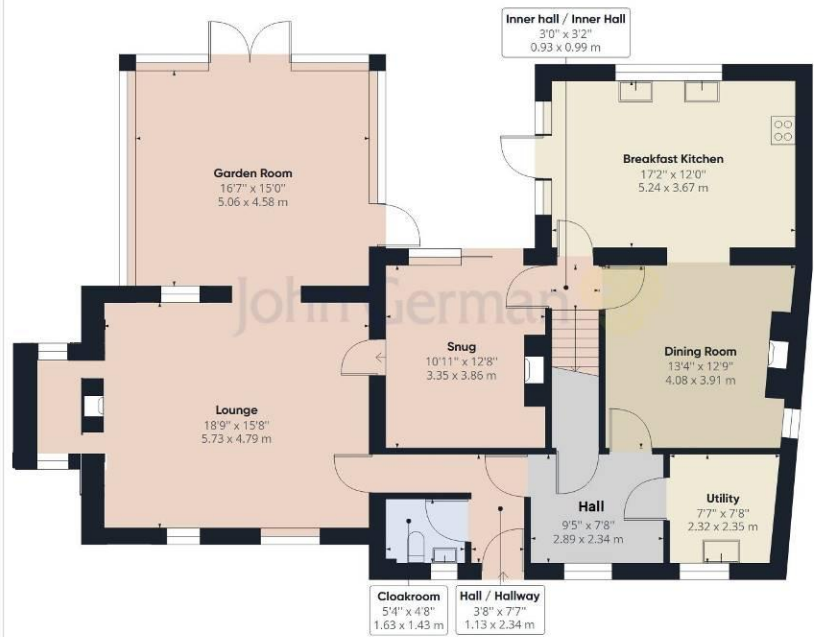
Useful Websites: www.gov.uk/government/organisations/environment-agency www.southderbyshire.gov.uk

Our Ref: JGA/28102022

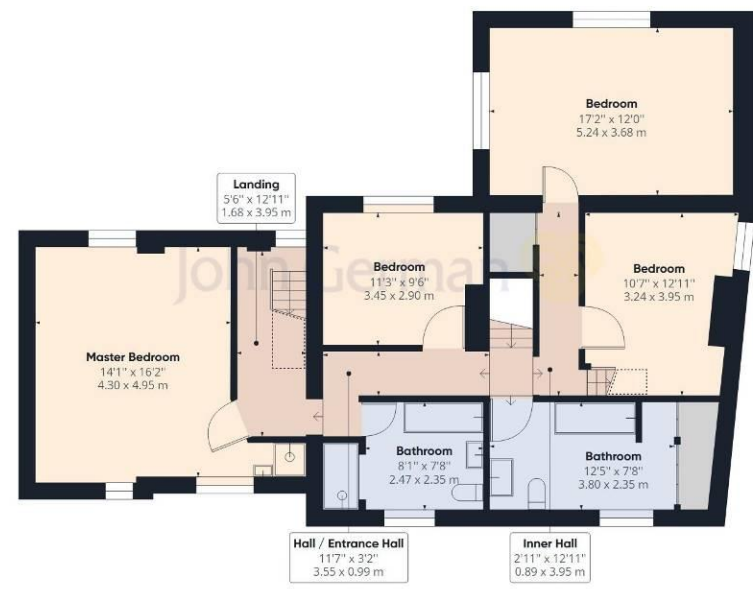
Local Authority/Tax Band: South Derbyshire District Council / Tax Band F



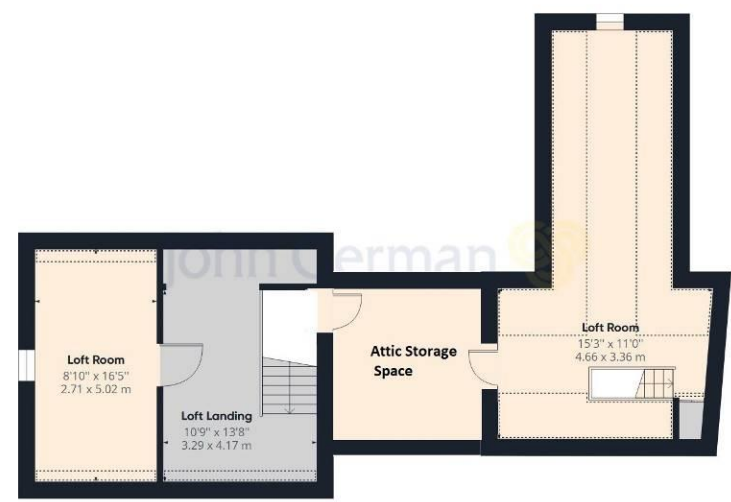




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

3003.63 ft²
279.05 m²

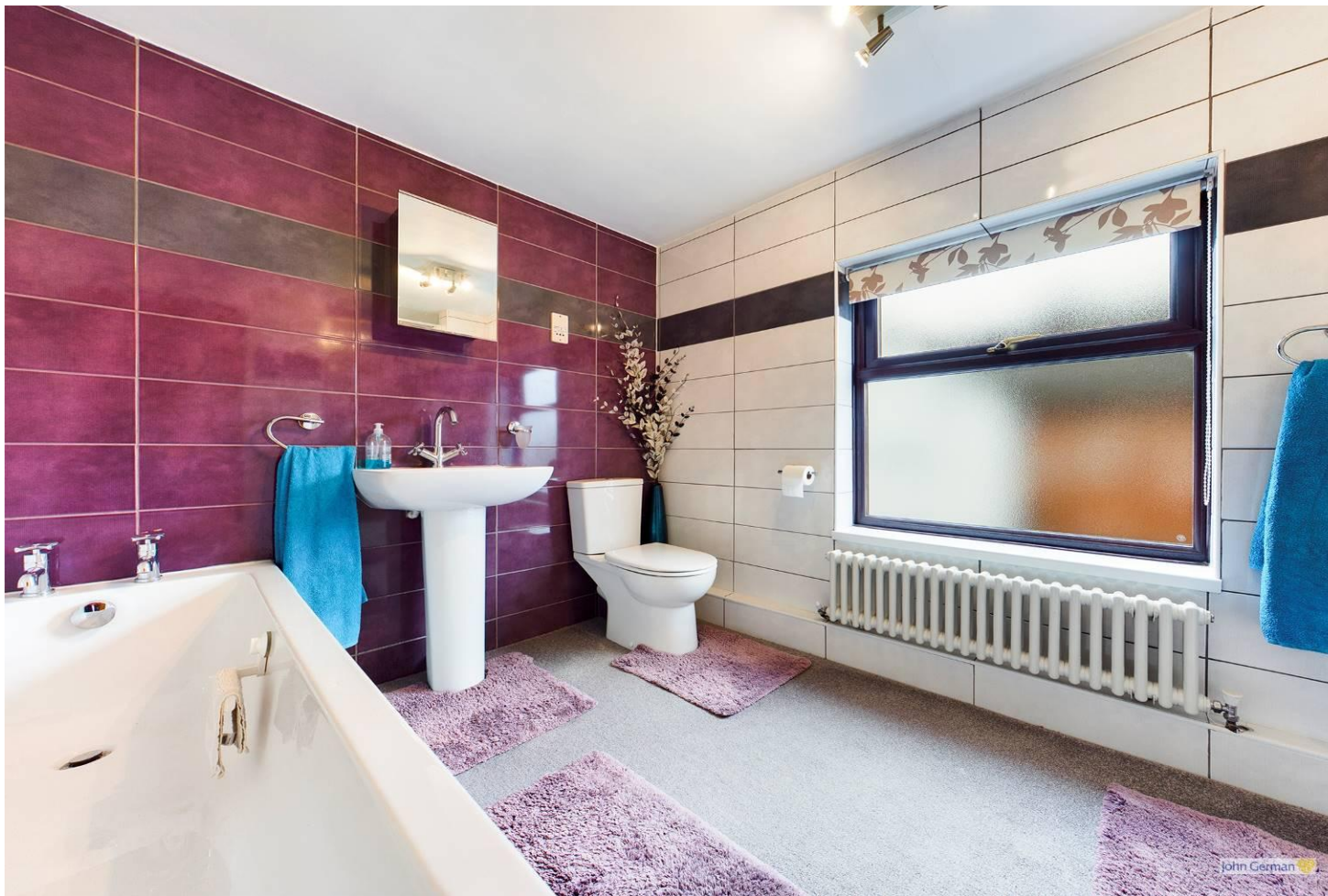
Reduced headroom

211.99 ft²
19.69 m²

(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.



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		75 C
55-68	D	63 D	
39-54	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



