

Chapel Street

Oakthorpe, Swadlincote, DE12 7QT

John 
German





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£499,950

Perfectly positioned in the heart of the village, this former public house is now a truly stunning property from top to bottom. Carefully converted into a stylish and spacious home centred around a wonderful social open plan living (log burner), dining (atrium roof) and quartz topped luxury kitchen.

The Old Shoulder of Mutton is a public house dating back to 1778 that has undergone a comprehensive renovation in 2020 to carefully convert it into a stylish four bedroom detached village home with an array of living space. Combining the best of both worlds it has an energy efficient zoned heating system, uPVC double glazed windows alongside original period features such as exposed beams and a converted cellar. The property also benefits from the remainder of its NHBC warranty giving any buyer peace of mind.

The home sits in the very centre of the village behind a driveway providing parking to the front. An entrance door opens into a welcoming hallway with wooden flooring underfoot that runs through into an inner hallway where stairs rise to the first floor and there is a very useful walk in cloak/storage room.

The heart of this home is a wonderful collection of three rooms seamlessly combined into one fabulous open plan social family living space comprising a luxury quartz topped shaker style kitchen with heaps of storage, a breakfast bar area and a range of integral appliances including a dishwasher, fridge freezer and a large Range cooker with a Neff extractor hood above.

The adjacent cosy sitting room has a lovely warming focal point rustic fireplace with chunky oak beamed mantel over and inset log burner below. Attractive wooden flooring runs through these rooms and into the wonderfully light large dining room with its glass atrium roof and picture window French doors with a sunny southerly aspect. Both the sitting room and dining room have provisions for wall mounted televisions if required.

From the dining room an inner hallway leads through to a contemporary guest cloakroom, a useful utility room with appliance spaces and a cellar currently used as a hobby room.

There is a wonderful beamed living room which overlooks the garden and has bi-folding doors leading you directly outside, perfect for those sunny summer days.

On the first floor you will find four excellent sized bedrooms, two of which benefit from newly fitted full height shaker style units and the principal bedroom has the benefit of its own private en suite shower room.

Serving the remaining bedrooms is a luxurious family bathroom with contemporary suite comprising bath, WC, feature vanity basin with high gloss deep drawers below plus the benefit of a separate shower cubicle with rainfall shower over.

Outside - A driveway with double electric gates and sensor lighting leads to the rear of the property with ample parking and gated rear access leading to the wonderful south facing high brick sensor lit walled garden and extensive paved patio area. The garden is laid mainly to lawn and benefits from a recently installed summer house offering a lovely place to sit and read.

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

Services: LPG central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/24012023

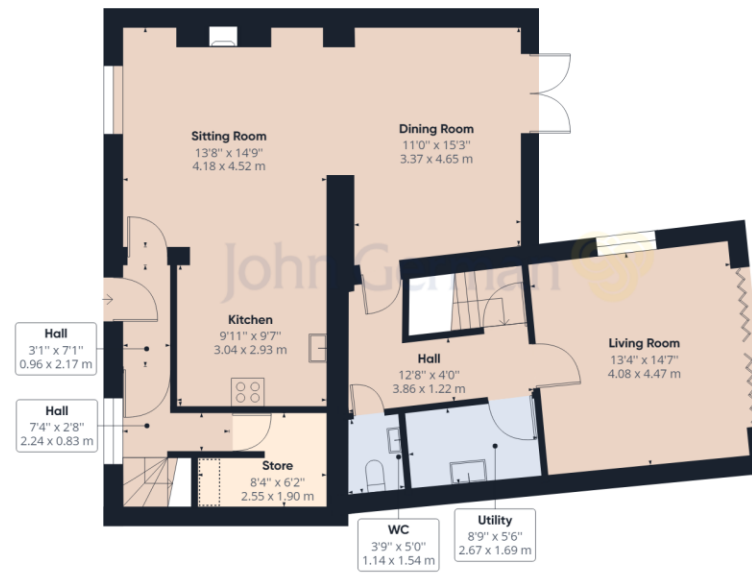
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band F







Floor -1



Ground Floor

Approximate total area⁽¹⁾

1910.33 ft²

177.48 m²

Reduced headroom

4.44 ft²

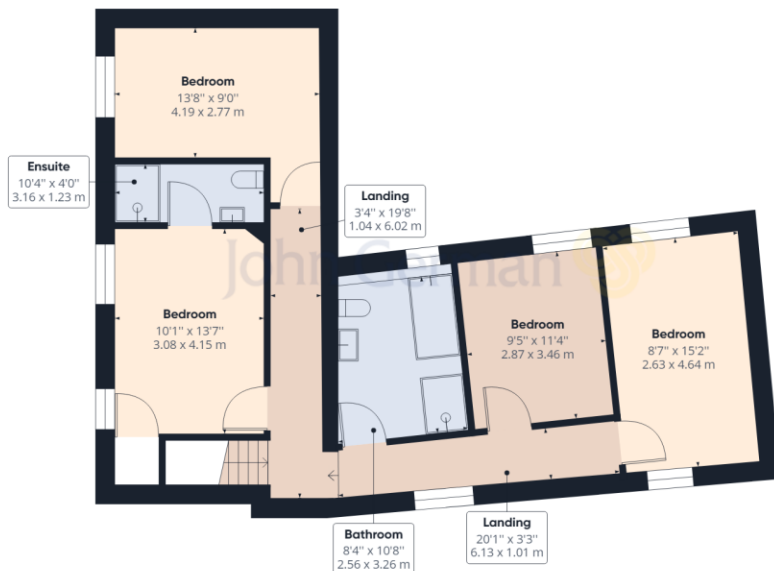
0.41 m²

(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.

GIRAFFE360



Floor 1



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		56 D
39-54	E	46 E	
21-38	F		
1-20	G		



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