

# Cadley Hill Farm

Swadlincote, DE11 9EL

John German





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£450,000

A spacious barn conversion with countryside views being handy for amenities with highlights including a beautiful bespoke kitchen/diner, 3 double bedrooms, en suite to master, good sized garden with outbuilding, garage and parking.



Enjoying views over the surrounding countryside, this beautiful barn conversion impresses throughout, converted in the late 90's to offer a well designed home with accommodation spanning two floors set in a courtyard setting. The location offers a superb blend of country living yet just a few minutes' drive away from the nearby town centres of Swadlincote and Burton on Trent plus good access to road links including the A38 and A/M42.

Occupying a lovely position with a front terrace and entrance door opening into an impressive central reception hall with tiled floor, stairs to the first floor with useful under stairs storage and doors leading off.

The good sized living room is dual aspect with windows framing views to the front and French doors out to the rear garden. There are beams to the ceiling and a stone fire surround provides an attractive focal point.

The bespoke dining kitchen is a real feature of the property with a bespoke range of base and eye level units complemented by stylish worktops over, modern metro tiling and exposed brickwork plus a centre island incorporating a butcher's block. There is space for a range cooker, a window and stable door overlook and give access to the rear garden.

Also off the hall is a two-piece guest's cloakroom and a good sized storage/cloaks cupboard housing the wall mounted gas central heating boiler.

Arranged around the first floor landing are three double bedrooms, the impressive master bedroom has fitted wardrobes, a double glazed dormer window and its own en suite with double shower cubicle, pedestal wash basin, WC and painted panelled walls.

Bedroom two is a good sized double with fitted wardrobes and a double glazed dormer window enjoying fantastic views and bedroom three is another good sized room, currently used as a home office/study with double glazed dormer window.

Completing the first floor is the family bathroom with a freestanding bath, WC, wash basin and a separate shower cubicle plus painted half panelled walls.

The rear garden offers wonderful outdoor space having a paved patio area with verandah having glazed roof over, beyond which is a gravelled area and shaped lawn with ornamental pond surrounded by attractive beech hedging. The top corner features a small paved terrace ideal to sit and enjoy views. An archway opens to a second section of the garden that has a large brick built outbuilding with tiled roof offering potential for a variety of uses. One part is currently used a gym/store and the other part a store/workshop.

A single garage is located in a separate block with parking space in front.

**Note:** The barn is located on a private drive that is self managed by the residents with a maintenance charge currently in the region of £240 per annum.

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

**Services:** LPG heating. Drainage is via a septic tank shared by 7 properties. 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)

**Our Ref:** JGA/26052023

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



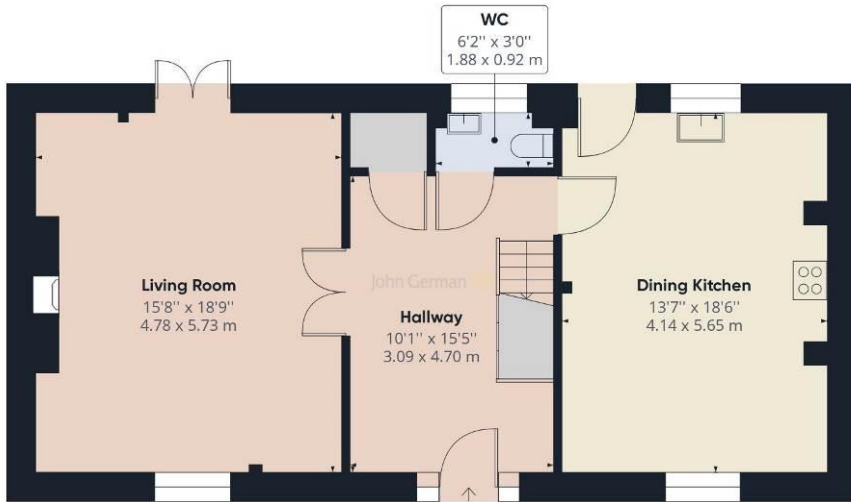




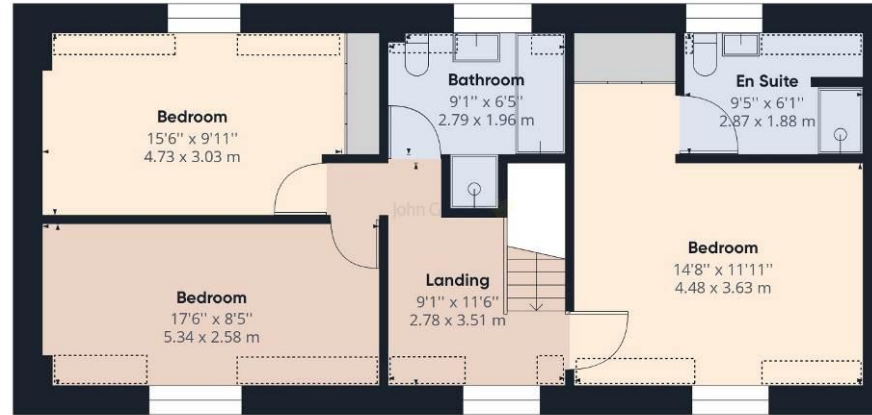




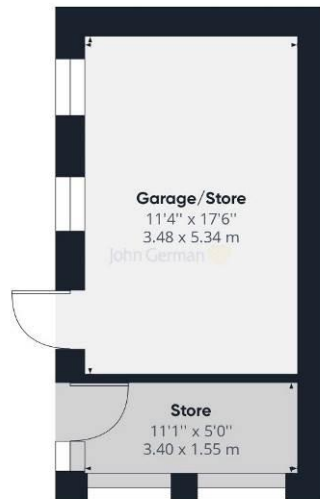




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

1720.00 ft<sup>2</sup>

159.79 m<sup>2</sup>

**Reduced headroom**

63.04 ft<sup>2</sup>

5.86 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.



### 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		71 C
55-68	D	60 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



