

Ticknall Road

Hartshorne, Swadlincote, DE11 7BF

John
German





Ticknall Road

Hartshorne, Swadlincote, DE11 7BF

£825,000

Nestled in surrounding idyllic countryside overlooking the rolling hills is where you will discover Rosemary House - a beautiful three storey barn offering stunning accommodation with separate home office/annexe, 'The Baa', a fab entertaining space and a large workshop - a truly outstanding home.



Rosemary House is set within around 0.39 of an acre in a rural and peaceful setting, it is south facing so watch the sunrise with an early cup of coffee on the patio or the sunset with a glass of something chilled later in the evening. Within the property you will find extensive and versatile living space coupled with a large external family playroom/office which also offers potential for an annexe. There is also a large workshop and two large driveways provide heaps of parking. The property has the benefit of Fibre, a CCTV system and complete wireless network.

The current owners have truly loved living here, it was always to be their forever home with their family and they had no thought of ever moving but an unforeseen opportunity for them has arisen meaning you too have the opportunity to enjoy living in such a special location.

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there is an excellent restaurant at The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport.

You will find the barn at the culmination of a long winding shared gravelled driveway approach where electric five bar gates open to the principal driveway. To the right of the entrance is the secondary driveway with five bar gate double access, providing further parking.

You start your visit by stepping into the feature reception hallway with its high vaulted ceiling and tall glazed windows. It has a boot/coat area plus a useful guest's cloakroom. Next is the inner lobby, another vaulted living space where a winding open tread staircase leads onwards and upwards. A glazed door opens into the heart of the home, an expansive open plan living dining kitchen that is beautifully appointed with an array of cabinets and gleaming quartz countertops with a central breakfast island providing a hub to the room for the family. Polished tiled floor runs underfoot and flows through into the dining area where there is space for a large family table. From the kitchen windows you have wonderful rural views, a feature of the barn which only gets better and better the higher you go in the property.

Leading off the kitchen is a large walk-in utility/pantry room with a matching range of units with an integral dishwasher, space for a fridge freezer plus open pantry style shelving.

Dividing the kitchen from the living room are feature oak glazed double doors which can be folded back to connect the rooms to create a large open space for gatherings or be kept closed to create a cosy room centred around its log burning stove flanked by tall picture windows framing the countryside views.

Upstairs on the first floor are three double bedrooms and a principal family bathroom. Oak flooring runs throughout this floor and all of the bedrooms enjoy far reaching panoramic views. The master suite has the benefit of dual aspect windows and views to both sides. It also has a dressing area with bespoke fitted wardrobes and a luxurious en suite with large frameless walk-in glazed shower with rainfall shower head, floating contemporary vanity with inset wash hand basin and WC, and a tall feature radiator.

The principal family bathroom is similarly well appointed with a large shower, vanity wash hand basin and WC.

From the landing a second staircase take you to a further double bedroom with the benefit of its own contemporary bathroom as well as a sitting room with a side facing window looking towards the hillside coppice of trees. This versatile space is ideal for guest's or as a teenager's den.

Return outside and take time to once again to appreciate the views from the large lawned gardens, a perfect space for kids, dogs and summerhouse barbecues. Adjacent to the barn is a lower courtyard area with composite decking which currently houses a hot tub and swim pool (available by separate negotiation).

Also adjacent to the barn is an excellent purpose built living space with kitchenette and WC which is ideal for a wide variety of uses such as a family room, guest suite or even annexe with the relevant tweaks and approvals. In addition there is an attached large former double garage/workshop which has been re-purposed into a superb entertaining space known lovingly by the family as 'The Baa'. Directly opposite is a second large workshop/store.

Agents Note: As mentioned, access to the property is over a shared approach along a long gravelled driveway that is owned by Coppice Farm. The neighbours contribute on a voluntary basis to its maintenance and upkeep (currently £20 pcm). We would advise any interested parties to seek further verification from their legal representative.

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

Services: Oil fired central heating. 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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21112023

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











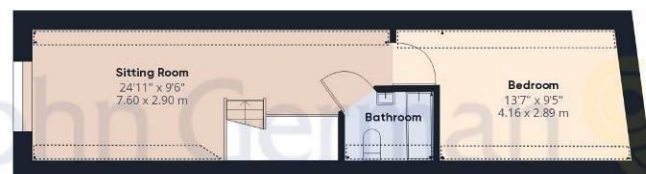




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2212.34 ft²
205.53 m²

Reduced headroom

75.86 ft²
7.05 m²

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



Ground Floor Building 2

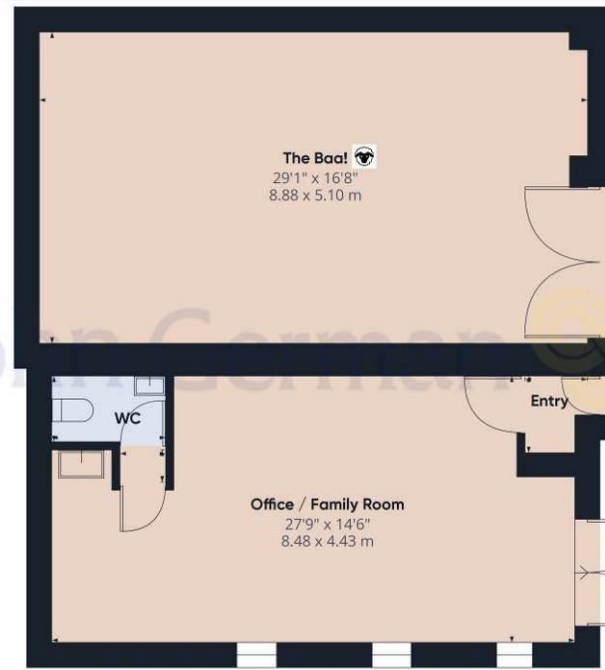
John German

Approximate total area¹
478.29 ft²
44.43 m²

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



Ground Floor Building 3

John German

Approximate total area¹
892.55 ft²
82.92 m²

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.

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.

John German

63a Market Street, Ashby-De-La-Zouch,
Leicestershire, LE65 1AH

01530 412824

ashbysales@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



