

Black Horse Hill

Appleby Magna, Swadlincote, DE12 7AQ

John 
German





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£735,000

An impeccably appointed five bedroom, three bathroom forever family home set on a substantial plot backing onto fields. A house of many highlights, too many to list, but the open plan living social dining kitchen is one we cannot fail to mention.



A beautiful home presenting to exacting standards internally, sitting in a prime position on the edge of the countryside with fabulous views. This very stylish family property offers a spacious living accommodation that you will not be disappointed with and lies nestled in the beautiful village of Appleby Magna surrounded by countryside walks. The village benefits from a most strategic position lying within 1 mile of junction 11 of the M42, which makes commuting to both Tamworth and Birmingham less than 1 hour and links in perfectly to the M1 with the cities of Leicester, Nottingham and Derby within easy reach.

As you step through the inviting entrance porch, you find yourself standing in a large welcoming hallway with stairs leading off. To your left is the laundry/boot room; a fantastic space having base and full height storage cabinets with solid timber work surfaces and a large practical double bowl inset Belfast style sink. There is the usual appliance spaces and this room has more than enough space for coats, wellies and dog cage if needed.

From the hallway, feature double pocket sliding doors glide open to reveal a lovely sitting room adorned with a rustic log burner providing a warming focal point to the room. A deep-silled bow window overlooks the front and the sitting room wraps seamlessly around into the separate dining room where French double doors allow direct access out onto the patio area and garden beyond. Adjacent to the dining room is an excellent study/hobby room which too overlooks the garden.

The open plan kitchen diner/family room is a dream come true for those who love to entertain. The spacious layout combined with a seamless flow between the kitchen, dining and living areas provides a perfect setting for gatherings of all sizes and creates a true family hub to the home. The kitchen is beautifully appointed with a range of bespoke cabinets complimented by an expanse of contrasting black granite countertops which extend to create a feature family breakfast bar area, serving as both a practical workspace and a stylish focal point. Set off the kitchen is every budding chefs dream; a wonderful bespoke walk in shelved pantry cupboard. Sunlight streams into the dining and sitting areas of this room through the dual aspect leaded windows and French double glazed doors open to welcome the outside into what is a truly lovely living space.

Upstairs to the first floor you will find there are five great sized bedrooms. The master bedroom is beautifully appointed and benefits from a dressing area with a range of bespoke fitted wardrobes which in turn leads to a large, fully tiled luxury en suite shower room fitted with a fabulous walk in shower with rainfall shower head, WC and a floating contemporary vanity unit with inset wash hand basin, mixer tap and drawers set below.

Bedroom two also benefits from fitted wardrobes and its own private en suite shower room. Serving the remaining bedrooms is a lovely family bathroom finished in white with bath, separate shower, WC and feature vanity cupboard with inset wash hand basin.

Outside, there is plentiful parking to the fore alongside an integral garage. Gated side access reveals wonderful gardens to the rear; perfect for summer entertaining with large twin paved patio areas and pergola over. Steps lead up to a large lawned garden with planted borders and there is a sweet painted summer house which provides a restful retreat. The garden benefits from backing onto a paddock providing a lovely rural outlook.

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

Our Ref: JGA/18122023

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





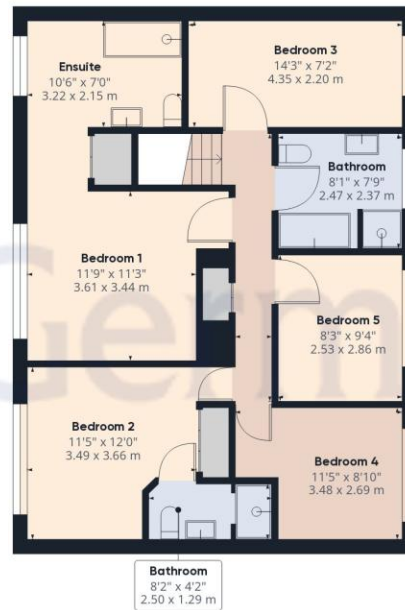








Ground Floor Building 1



Floor 1 Building 1

Approximate total area¹⁰

2335.78 ft²

217 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.

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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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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