

The Barns,  
Shortheath, Swadlincote, DE12 6BN

John German






# The Barns

Shortheath, Swadlincote, DE12 6BN

£950,000

A wide-angle photograph of a rural property. In the foreground, a large evergreen tree is partially visible on the right. A wooden fence runs across the middle ground, enclosing a small area with several raised garden beds. To the left of the fence is a small white barn with a dark roof. The background consists of a large green field, a line of trees, and a distant building under a blue sky with scattered clouds.

Stunning detached barn extended to circa 2490 sq ft offering spacious and stylish living space set in gated grounds of 0.2 acres with adjoining paddock circa 2.72 acres. The home boasts four double bedrooms, three bathrooms, three reception rooms and a gorgeous bespoke luxury living/dining kitchen.

This thoughtfully renovated barn seamlessly combines rustic charm with modern comforts creating a home that is both elegant and welcoming. The property benefits from oil fired central heating throughout, with the addition of underfloor heating across the ground floor and an attractive combination of stone and oak flooring. It is set on land totally approximately 2.94 acres with an enclosed paddock to the rear of circa 2.72 acres, making this property a dream come true for horse enthusiasts and those seeking a tranquil rural retreat that is still close to many amenities. It is nestled in the picturesque hamlet of Shortheath, just 4 miles from the market town of Ashby-de-la-Zouch surrounded by fields and offers the perfect blend of luxury living and rural life. Nearby Overseal is a busy local village with lots going on including a great village school, church, local shops, great fish and chip shop, and of course the village pub. The convenience of the location is great with junction 11 of the M42 close by for those wanting to access both Tamworth and Birmingham and the major Midlands motorway network. The Barns is centrally located and commutable to all major Midlands cities in circa 1 hour or less and is commutable to London Euston in less than 1 ½ hours utilising the fast train from Tamworth Station. The area is surrounded by footpaths with country walks, bridle paths and local outdoor pursuits in the National Forest include Conkers, Moira Furnace and Hicks Lodge to name but a few.

The sociable kitchen is a true highlight of this home, boasting a practical and attractive stone flag floor with bespoke hand painted shaker style cabinetry, contrasting granite countertops with inset Villeroy and Boch Belfast style double bowl sink. There is a feature centre island with feature deep oak countertops and granite preparation area, perfect for baking. Set within the kitchen are twin Liebherr fridge freezers, dishwasher and Falcon range cooker and this contemporary open plan living space expertly blends not only the kitchen, but dining and living areas into one perfect space made for family life and entertaining friends.

You can choose between two inviting living rooms, one larger with natural stone flooring and views over the garden and countryside from its French double doors and the second sitting room with a vaulted ceiling, oak flooring and a stone fireplace with recessed log burner for those chilly nights. For those working from home, there is a dedicated office which has dual aspect windows with views and feature rustic brick flooring. The property has the benefit of well appointed guest cloakroom and also a laundry/boot room with further shaker style cabinetry and appliance spaces.

Upstairs, the property continues to impress with a thoughtful layout and generous proportions. The principal bedroom has twin skylights with views over the garden and fields. Adjacent is a beautiful luxury en suite bathroom which comprises walk-through frameless rainfall shower, WC, tabletop wash hand basin with pillar tap, jacuzzi style bath and attractive natural stone tiling running throughout the room. Bedrooms two and three are both double rooms with canopy feature ceilings and set between is a useful Jack and Jill full bathroom suite with bath, pedestal wash hand basin, WC and corner quadrant shower cubicle. Bedroom four is another double room and has its own private en suite shower room.

Outside, automated gates open to the drive and garden which is laid mainly to lawn with a patio area perfect for summer entertaining and the property benefits from a fantastic range of outbuildings with light and power, comprising a workshop and two stables. The driveway continues past these outbuildings with lower lawn area and raised vegetable beds to a five bar timber gate which takes you into the paddocks, having the benefit of a timber summer house with extended canopy porch offering lovely views over the surrounding countryside.

**Agents notes:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

The land is sold with an overage clause covering any further development of the land – terms to be confirmed with legal representatives.

A drainage pipe from the neighbouring Brooklands Farm comes across the land at the barn and Brooklands Farm has the right to maintain/replace this pipe as required, again we would advise any interested parties to seek further information from their legal representative.

No mains gas and no mains drainage.

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

**Please note:** There is CCTV recording.

**Property construction:** Standard

**Parking:** Drive & workshops

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Sewerage treatment plant installed 2007. Last emptied July 2024 at a cost of circa £210.

**Heating:** Oil - boiler installed 11th September 2024

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/23102024

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Ground Floor Building 1

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

2490.35 ft<sup>2</sup>

231.36 m<sup>2</sup>

**Reduced headroom**

1796.07 ft<sup>2</sup>

15.5 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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**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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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



