

# Manchester Lane

Hartshorne, Swadlincote, DE11 7BE

John   
German









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£750,000

A striking architect-designed home offering over 3,000sq ft of stylish, flexible living in a private 1/3 acre plot. Enjoy panoramic views, elegant interiors, and a prime semi-rural village location - luxury family living at its best.



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Enjoying an enviable semi-rural position on the edge of a highly sought-after village, this outstanding architect-designed detached residence offers over 3,000 sq ft (inc garage) of thoughtfully planned and beautifully proportioned accommodation. Nestled within a mature garden plot of approximately one-third of an acre, the home boasts panoramic countryside views to both front and rear, a sweeping private driveway, and interiors that seamlessly combine timeless elegance with modern family comfort. From its dramatic galleried landing and feature fireplaces to its flexible five-bedroom layout, this one-of-a-kind home offers a rare opportunity to enjoy luxurious village living with space, privacy, and style.

You’re welcomed into a beautifully proportioned entrance porch with elegant coving, LVT flooring underfoot, and a personal door providing internal access to the garage. A striking feature cut-glass door opens to reveal the principal reception hallway, where warm oak flooring leads your eye toward the heart of the home — the stunning family breakfast kitchen.

Expertly appointed, the kitchen is an impressive, light-filled space designed for modern family life. Shaker-style base and wall cabinetry wraps around two sides of the room, topped with curved stone-effect countertops and a feature Franke sink with a classic pillar mixer tap. There’s space for a range cooker and an American-style fridge-freezer, along with an integrated dishwasher and plenty of room for both a large dining table and a family sofa — creating the perfect space to cook, dine, and relax in comfort. A separate, equally well-finished utility room sits adjacent, offering practical space for laundry appliances, additional storage, and a door to the rear garden. The guest cloakroom is fitted with a stylish vanity unit, WC, half height tiling and a period-style radiator, adding a further touch of sophistication to the home’s ground floor amenities.

**Elegant Reception Spaces with Rural Views**

The formal dining room provides a real sense of occasion, with double oak-glazed doors from the hallway, double height vaulted ceiling and minstrel gallery overhead, creating the ideal setting for dinner parties and celebrations alike. Across the hall, the main living room is a beautifully balanced space, boasting a large inglenook fireplace with multi-fuel stove, dual aspect windows, and a walk-in bay that frames breath-taking panoramic countryside views.

A second spacious reception room sits to the rear of the home, featuring a vaulted ceiling and an abundance of natural light — an ideal space for a family room and study, or even a fifth bedroom, depending on your needs.

**Luxurious Ground Floor Bedroom Suite**

The principal bedroom suite is located on the ground floor and has been carefully designed to offer a private sanctuary within the home. With high ceilings, decorative cornicing, and plantation shutters framing serene front-facing views, this room exudes peace and character. A generous walk-in wardrobe/dressing room is complemented by a luxurious en-suite shower room, complete with a contemporary floating vanity unit, period-style towel radiator, and a large rainfall shower enclosure. Elegant porcelain tiles complete this spa-like retreat.

**Galleried Landing & Exceptional First Floor Accommodation**

Climb the sweeping oak staircase to a stunning first floor galleried landing — a showstopping feature in its own right. Bathed in natural light from three expansive picture skylights, the space offers a relaxed seating area and striking views over both the formal dining space below and the rolling countryside beyond.

The first of the upstairs bedrooms is a spacious and beautifully styled double room with a front-facing dormer and captivating views across the South Derbyshire landscape. This room benefits from its own stylish en-suite shower room with large walk-in rainfall shower, floating vanity unit and skylight.

Bedrooms two and three are both generously sized and enjoy bespoke touches such as oak-fronted fitted wardrobes (in bedroom two) and spectacular rural outlooks from both the front and rear elevations. A luxurious family bathroom serves these bedrooms, featuring full-height wall tiling, panelled bath with electric shower and screen, a contemporary vanity unit, and concealed cistern WC — all finished to an exceptional standard.

**The Location**

Located on the edge of a charming and well-connected village, the home offers the best of both worlds — rural peace and accessibility. Excellent local amenities, respected schools, countryside walks, and transport links are all within easy reach, making this a perfect base for modern family life.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil

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

**Broadband type:** Fibre

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 E

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

**Our Ref:** JGA/22042025

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Ground Floor



Floor 1

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

3096.22 ft<sup>2</sup>

287.65 m<sup>2</sup>

**Reduced headroom**

101.45 ft<sup>2</sup>

9.43 m<sup>2</sup>

(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.

**GIRAFFE360**





## Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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