

Manchester Lane

Hartshorne, Swadlincote, DE11 7BE

John
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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

Our Ref: JGA/22042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





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Approximate total area⁽¹⁾

3096.22 ft²
287.65 m²

Reduced headroom
101.45 ft²
9.43 m²



(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

Floor 1



Agents' Notes

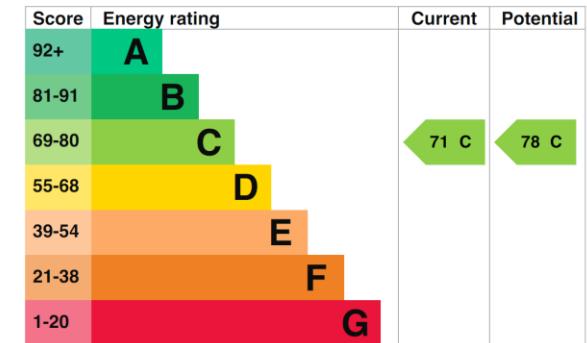
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Referral Fees

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.

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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
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