

Hillside Road

Linton, Swadlincote, DE12 6RB

John 
German






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£325,000



Charming period home with stunning gardens, bespoke kitchen, and open-plan living. Features three double bedrooms, luxury en-suite, vaulted ceilings, and bifold doors to sun-soaked patios. Set in a peaceful setting with beautiful countryside views.

This delightful period property blends rustic charm with modern comforts, offering spacious, character-filled interiors, a bespoke hand-crafted kitchen, and beautifully landscaped gardens perfect for entertaining or relaxing in peace.

The composite entrance door opens into a practical and inviting porch, featuring a raised atrium ceiling, a side window, and a clever fitted bench seat with concealed storage beneath. A door leads into a full-width open-plan sitting and dining room, creating a seamless and well-proportioned living space. The sitting area centres around a rustic brick-built fireplace with a beam mantel, complemented by exposed ceiling beams and a front-facing window. The dining area comfortably accommodates a large table, while a staircase with characterful stripped pine treads leads to the first floor. A traditional latch door opens into the kitchen.

The open-plan living kitchen is the heart of the home, boasting a beautiful hand-crafted timber design with a bespoke dresser, wooden work surfaces, and an under-counter Belfast sink with period-style mixer tap, positioned beneath a window framing views over the gardens. There is space for a fridge-freezer and a range cooker, set within a brick inglenook with concealed lighting and a tiled backdrop. Additional appliance space for a washing machine. The adjoining sitting area features an ornamental radiator and bifold doors that open onto the garden, creating a perfect indoor-outdoor connection during the summer months. Leading off from an inner lobby from the sitting area is a very useful guests cloakroom.

From the dining room, the curving, character-filled staircase leads to the first floor, where three double bedrooms and a stylish family bathroom await. The principal bedroom is a fantastic king-size space with a vaulted ceiling, inset skylights, an ornamental radiator, and a rear-facing window offering beautiful views over the gardens and woodland beyond. A latch door opens into a luxurious en-suite shower room with natural stone tiling, a wash hand basin, WC, and a standalone rainfall shower.

The family bathroom mirrors this charm, with a vaulted ceiling, skylights, pedestal wash hand basin, WC, and a freestanding clawfoot slipper roll-top bath with telephone-style mixer shower tap.

Both the two main bedrooms, en-suite and bathroom, along with the kitchen's sitting area, feature mood-setting colour-changing LED lighting.

Outside: Bifold doors lead to a sun-soaked paved patio, perfect for afternoon relaxation. Steps descend to a winding brick-edged slate pathway flanked by lawns and vibrant mature borders that burst with colour in summer. The gardens extend generously, ending at a trellis-screened second patio with mellow stone paving – an idyllic space for barbecues and family gatherings. To the front of the property is an attractive paved double width driveway with central pathway approach.

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: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

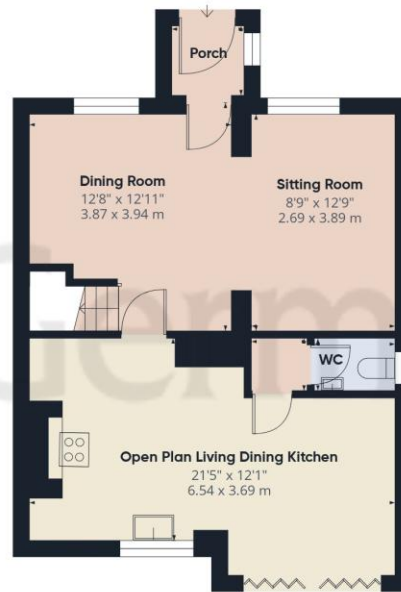
Our Ref: JGA13082025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1101 ft²

102.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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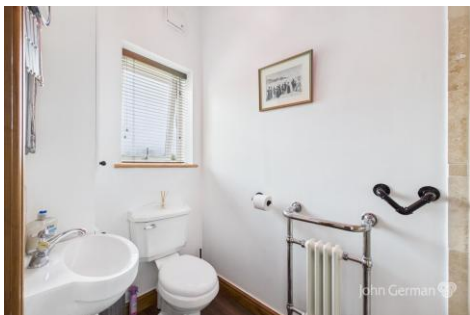
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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