

Butt Lane

Blackfordby, Swadlincote, DE11 8BH

John German





Butt Lane

Blackfordby, Swadlincote, DE11 8BH

£295,000

Thorndale is an individual detached home set back from Butt Lane, offering generous space, a sweeping driveway and striking architectural features. With light-filled interiors and private gardens, the property provides excellent potential for updating and personalisation.

NO CHAIN.

John German

Blackfordby is a charming and close-knit village in North West Leicestershire, set on the edge of the National Forest and surrounded by beautiful countryside. It offers a strong community spirit and a range of local amenities, including a well-regarded primary school, the traditional Black Lion pub, and a vibrant village hall hosting regular activities and events. The village also benefits from scenic walking routes and green spaces, with the nearby town of Ashby-de-la-Zouch providing further shops, cafés, restaurants and services.

Thorndale is a distinctive detached home set back from Butt Lane, enjoying a generous frontage, sweeping driveway and an attractive, mature setting. The property is notable for its striking architectural features, including a full-height glazed window and vaulted entrance hall that flood the interior with natural light. Offering well-proportioned accommodation and excellent scope for modernisation, the house presents an exciting opportunity for a buyer to update and personalise to their own taste, while making the most of its spacious layout, private gardens and established surroundings.

Accommodation - A side entrance porch, with a window to the side, provides entrance to the property, there is a useful coat cupboard, a ground-floor WC, and direct access into the breakfast kitchen. The main hallway is a striking feature of the home, with a full-height picture window flooding the space with natural light. The impressive two-storey vaulted hall creates a wonderful sense of space, with an open-tread turning staircase leading up to the galleryed landing above. The large living room enjoys a wide picture window and decorative ceiling beams. The focal point of the room is a large recessed log-burning stove, finished with tiled cheeks, a raised tiled hearth and a full-length mantelpiece running along the wall. There is a separate dining room overlooking the rear garden, positioned adjacent to the L-shaped breakfast kitchen, offering excellent potential to open the two rooms into one generous family space. The breakfast kitchen is fitted with base and wall-mounted cabinets wrapping around three sides, with work surfaces incorporating a sink with mixer tap. There is space for a small range-style cooker, washing machine, integrated dishwasher, fridge and freezer. A picture window overlooks the garden, while the breakfast area comfortably accommodates a family dining table. A fitted dresser-style unit provides further storage and display, and an internal leaded window looks through to the living room.

First Floor - The galleryed landing continues the sense of light and space from the hallway below, featuring coving, views down into the hall and a tall full-height picture window. Bedroom one runs across the rear of the property, enjoying views over the garden and a mature tree-lined backdrop. Bedroom two is another large double bedroom with built-in wardrobes and a lovely front-facing outlook over a tree-lined field. The family bathroom comprises a large walk-in glazed shower with shower-panel walls and a mains-fed shower, WC, and a vanity wash hand basin with storage below and above. A particularly useful built-in airing cupboard houses the gas-fired central-heating boiler.

Outside - The property sits back from the lane behind an in-and-out sweeping driveway. A detached garage with up-and-over roller door benefits from light and power, which to the rear has a very useful workshop. Beyond this is a garden room overlooking the rear garden. The rear gardens are laid mainly to lawn, enjoying a high degree of privacy with a mature tree-lined backdrop.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. The garage is registered and has restrictive covenants. 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:** Mains gas
Coalfield or mining area: Yes
(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: North West Leicestershire District Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/02022026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1641 ft²

152.5 m²

Reduced headroom

23 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360



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.

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.



John German

63a Market Street,
Ashby-De-La-Zouch,
Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

AWAITING EPC MEDIA

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



