

# Lullington Road

Coton-in-the-Elms, Swadlincote, DE12 8EP

John German









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£550,000

Situated on the fringe of this popular South Derbyshire village with countryside views. Constructed in the 18th Century, a traditional three storey, five bedroom, three bathroom, three reception room farmhouse, oozing charm & character throughout Boasting a traditional hand built farmhouse kitchen, garden & outbuildings.





A traditional farmhouse full of character and charm is accessed via the main entrance door into the reception hall which was a former bakery with retained original features, cloakroom WC off and doorways leading to the farmhouse dining/kitchen with fitted 'Aga' range oven. Sitting at the heart of this character family home with an island unit and hand-built pine furniture together with exposed ceiling beams and walk-in pantry/utility off. From the dining kitchen a further door leads to the front hallway, flanked by two separate reception rooms, including snug, and sitting room both with feature fireplaces and log burners. Finally on the ground floor, there is a separate office or playroom formerly used as a village shop with a feature clear safety topped well.

On the first floor, there are three generous double bedrooms, each with feature fireplaces. The master bedroom having in addition a large, combined en-suite dressing room. There is also a generous family bathroom with roll top bath and a separate fully fitted shower room.

From the first floor landing a further staircase leads to the second floor landing where there are two further generous double bedrooms.

Outside the property is approached over a shared private driveway, leading to the parking apron for several vehicles. Formal gardens are located to the side and rear elevations, primarily laid to lawn with a generous paved patio, ideal for outdoor entertainment and traditional brick and tile garden outbuildings. There is also a generous brick shed with potential for conversion to an outdoor gym or office, if required.

Coton in the Elms is a much sought after village set in The National Forest on the borders of Derbyshire, Leicestershire, Staffordshire, and Warwickshire. The village has a well kept green bisected by the Pessall Brook and is home to its sandstone church, village hall, primary school and 2 public houses. There is easy access to enjoy the forest that abuts the village. Walking, cycling, shooting and equestrian activities are nearby.

A number of local secondary schools including John Taylor are served by dedicated transport. Derby High, Lichfield Cathedral, Repton and Twycross Schools are all within easy travelling distance.

With the A38 to the West and M42 in the East both within 10 minutes, Coton in the Elms is ideally accessible to Birmingham, Derby, Leicester and Nottingham. Regional and National Rail travel from Burton upon Trent, Lichfield and Tamworth provide direct links to Birmingham, Derby and London. The international airports at Birmingham and East Midlands are a short drive away.

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

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil fired heating

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

**Broadband type:** Copper wire. 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)  
[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/23012024

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.













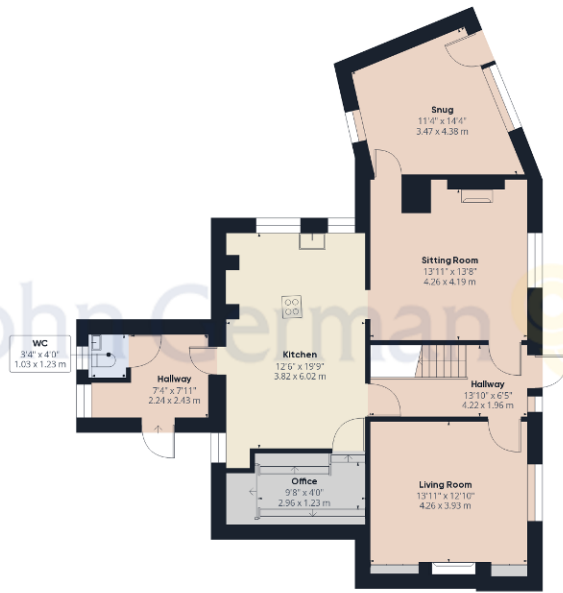








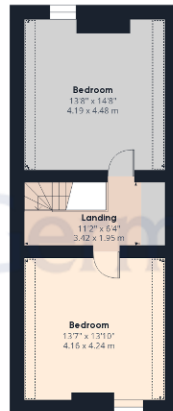




Ground Floor



Floor 1



Floor 2


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

2459.84 ft<sup>2</sup>  
228.53 m<sup>2</sup>

Reduced headroom

61.78 ft<sup>2</sup>  
5.74 m<sup>2</sup>

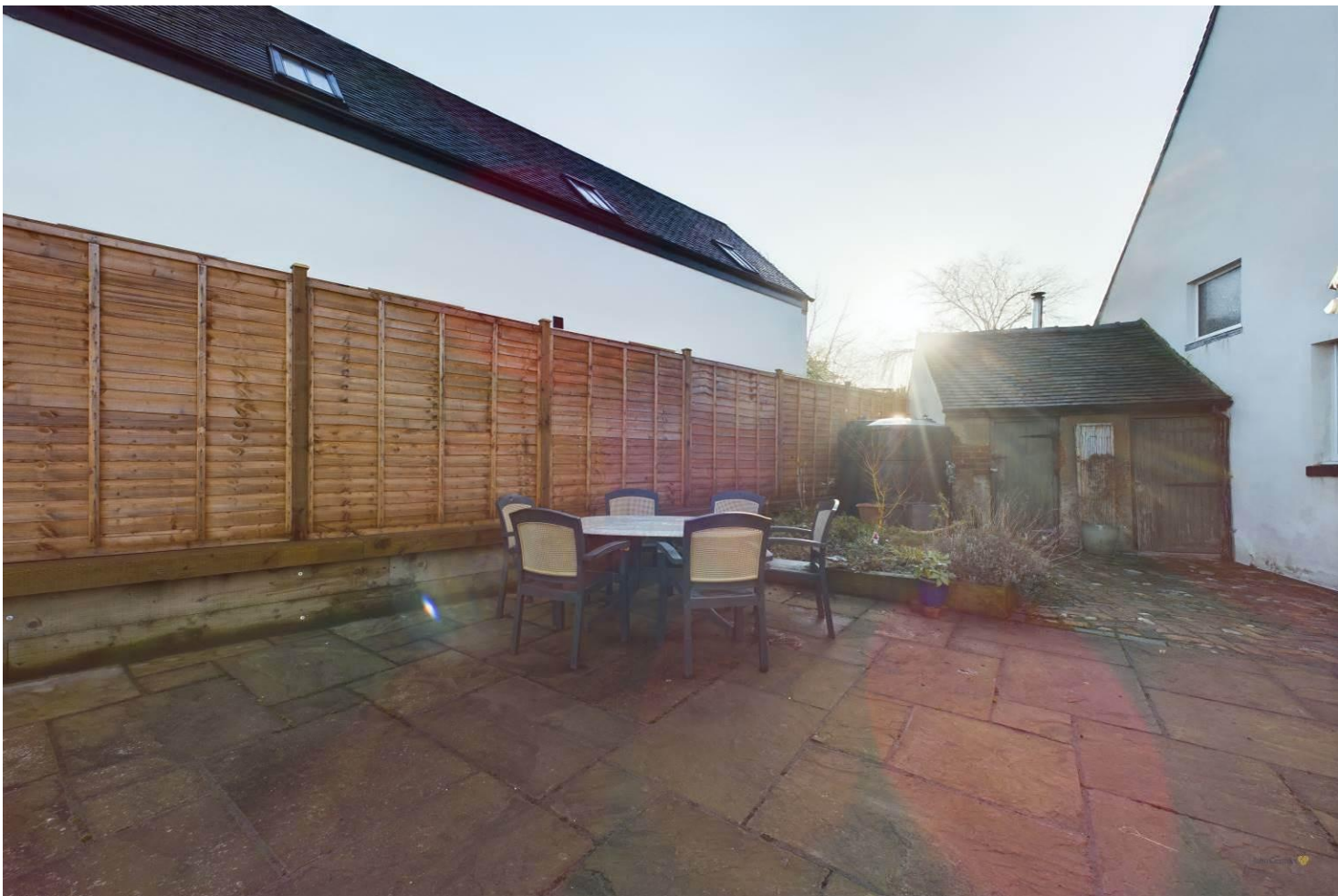
Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

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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.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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