

Sealwood Lane

Linton, Swadlincote, DE12 6PA

John German



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£1,100,000

Stunning barn conversion with annexe and stables set in approximately 12.92 acres of paddocks and woodland, in an idyllic countryside setting offering a wonderful equestrian home with gated drive, a substantial 60'7ft x 30'9 outbuilding and a fenced ménage.

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Nestled within a peaceful and private rural setting, this exceptional barn conversion with annexe accommodation offers a rare blend of character, versatility, and lifestyle appeal. Set in approximately 12.92 acres of beautiful countryside including paddocks, stables, woodland, and a large agricultural building, this unique home is ideal for those seeking an equestrian lifestyle, multigenerational living, or simply a secluded countryside retreat.

Main Residence

Sympathetically renovated, the barn is full of charming features including exposed beams, traditional latch doors, and a character-rich brick fireplace. The welcoming entrance hall sets the tone with its tiled floor and warm, rustic feel. The bespoke farmhouse-style kitchen is both functional and stylish, fitted with quality cabinetry, a ceramic sink, breakfast bar, and a window framing stunning rural views. Adjacent is a useful boot room/utility, perfect for countryside living, complete with fitted storage, exposed beam, and French doors leading to the courtyard gardens. The generous lounge is a perfect place to relax, with thick-set ceiling beams, a feature fireplace with stove, and two sets of French doors that seamlessly connect the indoor living space to the courtyard gardens outside. Flowing from the lounge is a beautiful garden room, bathed in natural light from its triple aspect windows, offering uninterrupted views across the paddocks and surrounding woodland a truly serene space. Upstairs, the property boasts three bedrooms, including a spacious principal suite with en-suite shower room and stunning views across the land. The family bathroom is both elegant and traditional, featuring a roll-top claw and ball foot bath and a separate shower.

Annexe Accommodation

Thoughtfully integrated yet with its own distinct layout, the annexe-style accommodation provides excellent flexibility for extended family or guests. An inner hallway leads to a guest WC and opens into a large, vaulted kitchen/living/dining area - a spectacular open-plan space with tiled floors, exposed beams, skylights, and three sets of French doors opening to the garden. A generous double bedroom completes the annexe, offering built-in wardrobes, French doors to the garden, and a modern en-suite shower room.

Outdoor Space & Equestrian Facilities

The gardens have been thoughtfully landscaped to create a split level courtyard areas, ideal for outdoor entertaining and relaxation, with a mix of sunny patios and shaded corners to enjoy throughout the day. For equestrian enthusiasts or those seeking smallholding potential, the property offers:

- Three stables and an open store
- Three paddocks
- Woodland areas as part of a national forest plantation scheme
- A substantial Outbuilding at 60'7 x 30'9 offering scope for a variety of uses (subject to planning permission)
- An extensive gravelled driveway providing ample parking and turning space for vehicles and horseboxes
- Fenced ménage

In Summary

This rare and incredibly versatile property combines the charm of a traditional barn conversion with the practicality of modern rural living. Whether you're dreaming of a country escape, equestrian venture, or multigenerational home, this property delivers on every level - all within a picture-perfect setting of rolling countryside and woodland.

Buyers notes

We understand there will be an uplift clause on the outbuilding, we await further details, please contact the office for more information.

The property is situated at the end of an unadopted lane.

No mains gas or drainage.

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:** Drive

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Septic tank

Heating: Oil fired central heating

(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: South Derbyshire District Council / Tax Band F

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

Our Ref: JGA/04062025

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.



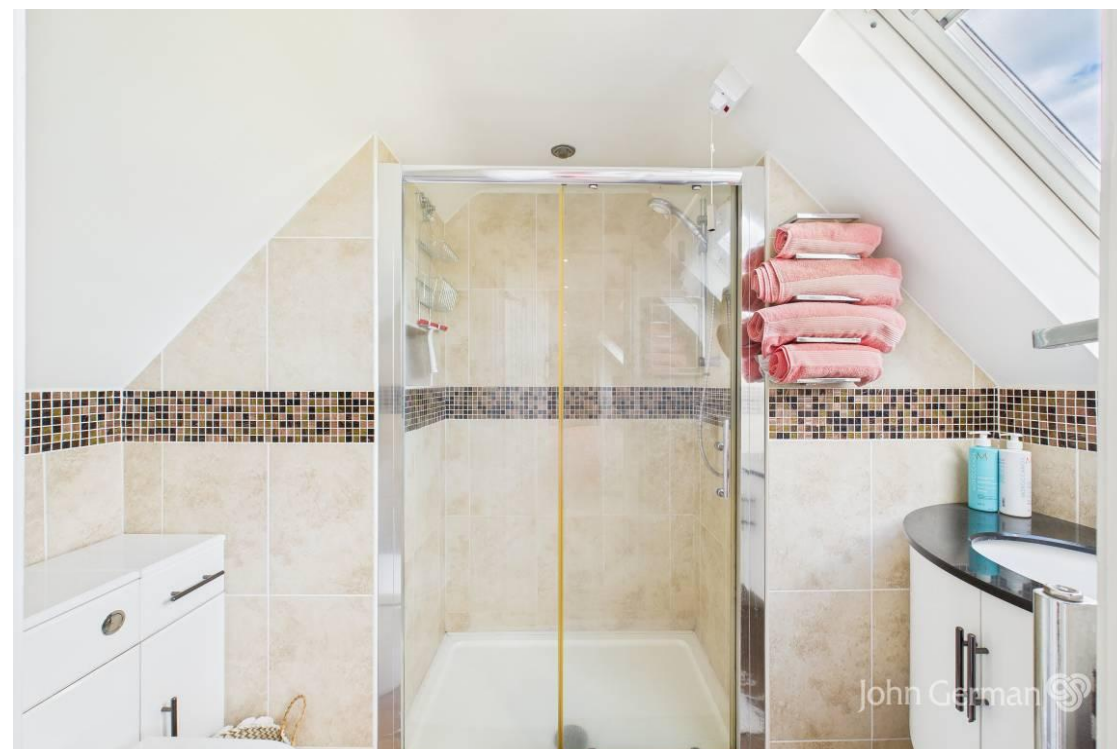




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Bedroom
12'0" x 12'0"
3.66 x 3.66 m

Bedroom
12'0" x 12'0"
3.66 x 3.66 m

Bedroom
12'0" x 12'0"
3.66 x 3.66 m

Bathroom
5'0" x 6'0"
1.52 x 1.83 m

Living Area
15'0" x 15'0"
4.57 x 4.57 m

Kitchen
10'0" x 10'0"
3.05 x 3.05 m

Terrace
10'0" x 10'0"
3.05 x 3.05 m

Garden
10'0" x 10'0"
3.05 x 3.05 m

The floor plan shows a rectangular apartment layout. On the left is a bathroom (2.2' x 8'9"). In the center is a large bedroom (13'5' x 15' / 4.07 x 4.58 m) with a fireplace on the left wall and a built-in wardrobe on the right. To the right of the bedroom is a hallway (9'9' x 13' / 2.99 x 3.96 m) containing a linen closet (1'6' x 1'6' / 0.48 x 0.48 m) and a closet (1'6' x 1'6' / 0.48 x 0.48 m). At the top right is another bedroom (12'1' x 15' / 3.67 x 4.58 m) with a fireplace on the left wall and a built-in wardrobe on the right. At the bottom right is a third bedroom (12'1' x 15' / 3.67 x 4.58 m) with a fireplace on the left wall and a built-in wardrobe on the right. At the bottom left is a bathroom (2'7' x 10' / 0.81 x 3.05 m). The kitchen (10'6' x 11' / 3.20 x 3.35 m) is located at the top left, featuring a built-in oven, a built-in refrigerator, and a built-in sink. The living area (10'6' x 11' / 3.20 x 3.35 m) is located at the bottom left, featuring a fireplace on the left wall and a built-in wardrobe on the right. The entrance (10'6' x 11' / 3.20 x 3.35 m) is located at the top right, featuring a built-in wardrobe on the left wall and a built-in sink on the right wall.

Outbuilding
60' x 20'
18.40 x 5.79 m

Approximate total area⁽¹⁾4839 ft²449.6 m²

Reduced headroom

52 ft²

4.9 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.

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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		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

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



