





A beautifully renovated and extended four-bedroom detached cottage, believed to date back to the 1850s, situated in an idyllic rural village. The property features two spacious reception rooms, a charming kitchen diner with a log burner, and four double bedrooms, two of which include en-suites. Recent upgrades include new windows, a new boiler, new radiators, and a fully rendered exterior. Outside, the home boasts a landscaped rear garden and a driveway providing ample parking. Perfect for those seeking a blend of historic charm and modern comforts. Viewing is highly recommended strictly via appointment only.



## Ground Floor

The accommodation opens through a composite front entrance door, leading into a generously proportioned entrance hallway, which sets a welcoming tone for the rest of the property. The hallway features half-panelling to the walls, adding a touch of traditional elegance, while the tiled flooring ensures practicality and durability. Recessed spotlighting enhances the sense of space, and the stairs, rising to the first floor, are neatly positioned along the side of the hall. The hallway provides access to several key areas of the home, including the kitchen diner, WC cloaks, and the living area.

The kitchen diner is a true highlight of the home, combining style and functionality with a beautiful selection of matching wall and base units, all finished with luxurious marble work surfaces. These provide ample preparation space, and the kitchen is fully equipped with high-end integrated appliances, including a double oven, microwave oven, drinks cooler, dishwasher, and an induction hob with extractor over. The Belfast-style sink, complete with a mixer tap, adds a touch of country charm, while the large breakfast island, featuring an overhang for seating, provides a casual dining option. The kitchen enjoys an abundance of natural light, with double glazed windows positioned to the front, side, and rear elevations, offering scenic views of the surrounding garden. The exposed beams add a rustic, yet elegant, touch, while the log-burning stove, creates a cosy atmosphere. Recessed spotlighting further enhances the room, and there is ample space to accommodate a dining table, making this the perfect space for both everyday family meals and entertaining guests. Adjacent to the kitchen, a door leads to a rear hallway, which has the potential to serve as a utility room, offering additional storage and convenience.

Returning to the hallway, straight ahead is the WC cloaks, thoughtfully designed with a wash-hand basin and low-level WC. A double glazed window to the side elevation allows for natural ventilation and light.

To the right of the hallway, you enter a beautifully designed open-plan living space, ideal for both relaxation and entertaining. The snug, features a charming log-burning stove with a traditional tiled hearth, creating a focal point in the room. Bifold doors open out onto the patio, seamlessly blending indoor and outdoor living and providing access to the landscaped rear garden. Double glazed windows to the rear elevation offer lovely views over the garden, allowing natural light to flood the space. An opening leads from the snug to the expansive lounge diner, a truly versatile room that can accommodate a large dining table and multiple seating arrangements. With a double glazed window to the front elevation and additional bifold doors leading onto the patio, this room is filled with natural light, further enhancing its appeal as a family living space. The bifold doors also offer the convenience of bringing the outdoors in, perfect for entertaining or enjoying the summer months.





ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



## First Floor

On the first floor, the landing is both functional and spacious, with a loft hatch providing additional storage access and a double glazed window to the side elevation, which allows natural light to brighten the area. From the landing, doors lead to four generously sized double bedrooms and the family bathroom.

The master suite is an impressive room, offering two double glazed windows, one to the side and one to the rear, providing dual aspect views. The room is spacious enough to accommodate a variety of furniture configurations, and it also features a loft hatch. A door leads to a modern en-suite, fitted with a three-piece suite that includes a shower cubicle with a gravity-fed shower and handset, partially tiled walls, a low-level WC, a wash-hand basin with vanity cupboards beneath, and a heated ladder towel rail. A double glazed window to the side elevation ensures the space is light and airy. At the opposite end of the master bedroom is a walk-in wardrobe, offering an abundance of storage for clothing and personal items, a highly desirable feature in any modern home.

Bedrooms two, three, and four are all double rooms, providing ample space for family members or guests. Bedroom two benefits from its own en-suite, which includes a wash-hand basin, low-level WC, and a shower cubicle with sliding glass doors and a gravity-fed shower, providing added convenience and privacy. The family bathroom, which serves bedrooms three and four, completes the first floor and is well-appointed with a three-piece suite comprising a bath with mixer tap and handset, a low-level WC, and a wash-hand basin with mixer tap and vanity cupboards below. The bathroom is finished with recessed spotlighting, a heated ladder towel rail, and a double glazed window to the side elevation, providing natural light and ventilation.



## Outside

The front elevation of the property features a driveway offering ample parking, bordered by a charming brick wall and a well-maintained hedgerow, with a neat foregarden adding to its kerb appeal. To the other side of the property, there is additional space that, subject to the necessary permissions, could be converted into further parking, offering flexibility for future use.

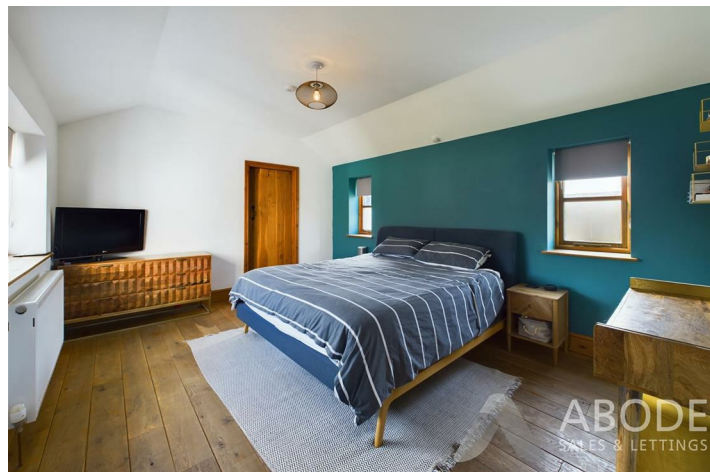
At the rear, the garden has been beautifully landscaped to provide an inviting outdoor space. A large paved patio area, perfect for seating and entertaining, is surrounded by raised flowerbeds that add a touch of greenery and colour. Steps lead up to a spacious lawn, and at the top of the garden, another patio area provides a tranquil spot for additional seating. The entire garden is enclosed by timber fencing, ensuring privacy and a peaceful atmosphere.

## Location

Coton in the Elms is a picturesque village nestled in the heart of South Derbyshire, offering a tranquil rural setting while remaining well-connected to nearby towns and cities. The village is surrounded by scenic countryside, perfect for those who enjoy outdoor pursuits such as walking and cycling. Despite its peaceful atmosphere, Coton in the Elms benefits from good transport links, with easy access to the A38 and A444, connecting residents to nearby Burton-on-Trent, Swadlincote, and further afield to Derby and Birmingham.

The village itself boasts a strong sense of community, with a traditional local pub, a well-regarded primary school, and a village hall hosting various community events. For everyday amenities, the nearby town of Swadlincote offers a range of supermarkets, shops, and leisure facilities. Coton in the Elms provides the ideal balance of country living with the convenience of modern amenities just a short drive away, making it a desirable location for families and those looking to escape the hustle and bustle of city life.







ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS



ABODE  
SALES & LETTINGS









Floor 0



Floor 1

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

157.53 m<sup>2</sup>

1695.64 ft<sup>2</sup>

**Reduced headroom**

1.33 m<sup>2</sup>

14.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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 0

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

81.02 m<sup>2</sup>

872.09 ft<sup>2</sup>

**Reduced headroom**

1.33 m<sup>2</sup>

14.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

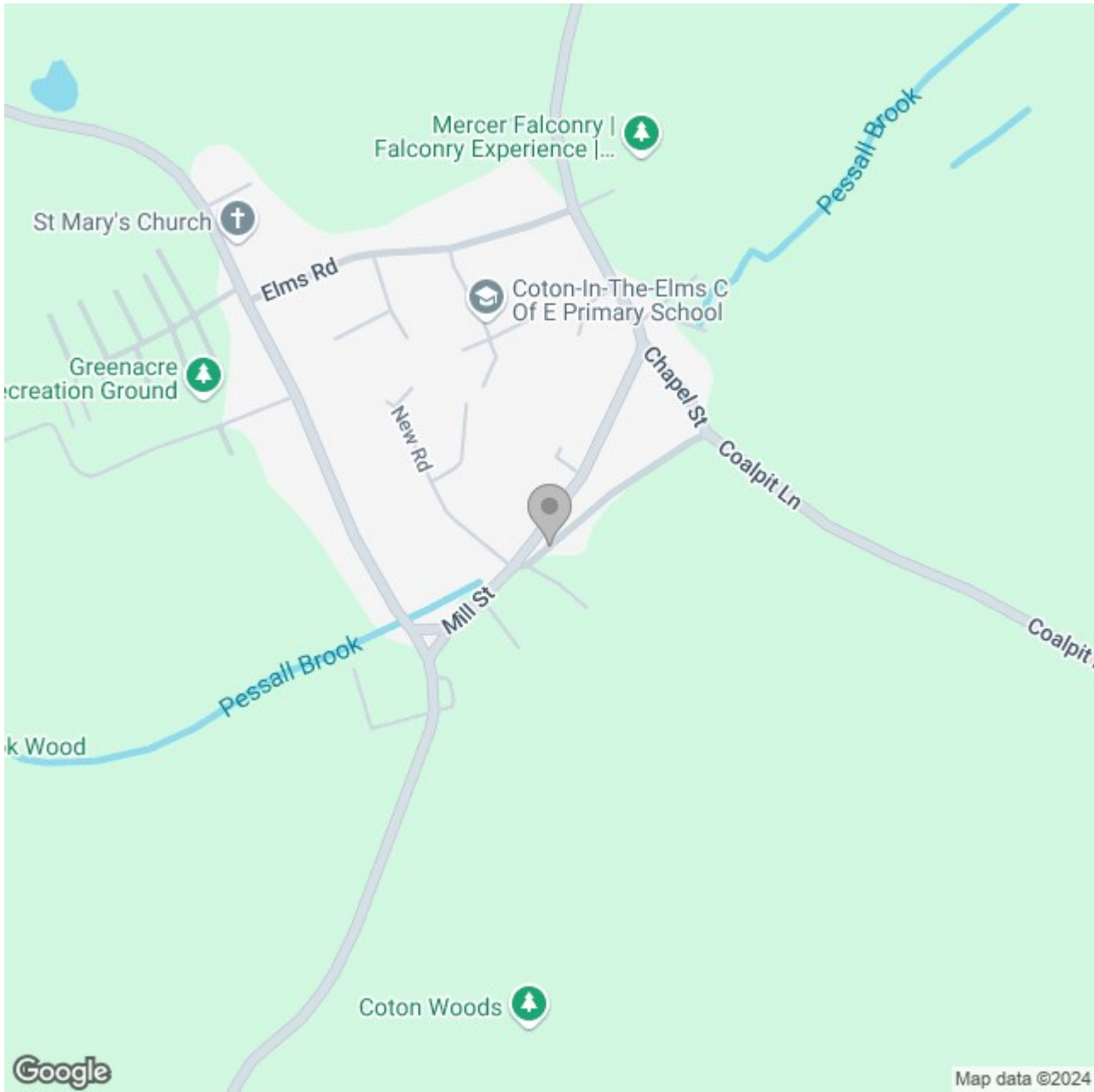
Reduced headroom

..... Below 1.5 m/5 ft

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**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	