

Lowes Lane

Swarkestone, Derby, DE73 7GQ

John 
German





White wall-mounted cabinets with silver handles, featuring a decorative green ceramic vase on top.

A round clock with a decorative face, mounted on the wall above the door.

A white door with a large, natural-looking wreath hanging on it.

A flat-screen television mounted on the wall.

A wooden staircase with a dark wood handrail and balustrade, leading to an upper level.

A large, rustic brick fireplace with a built-in oven, featuring a wooden mantel and a vase of flowers on top.

A wooden countertop with a white sink, a coffee machine, a kettle, and a compost bin.

White base cabinets with silver handles, including a small drawer unit.

A central kitchen island with a wooden countertop and white cabinets, featuring a wooden top and a storage area underneath.

An open cookbook with a colorful cover, resting on a wooden stand on the island.

A glass vase filled with a bouquet of pink and white flowers.



A wooden cabinet or sideboard in the background, with various items on top.

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£600,000

Very special family home with generous accommodation particularly suitable for older children with a stunning open plan living dining kitchen, elegant lounge and a wonderful family room where the kids can chillout with friends.

The bedrooms are all generous doubles with a guest en-suite plus a spectacular double storey master suite with dressing room and en-suite.

This beautifully presented grade II listed barn conversion has a real quality finish and plenty of characterful original features throughout. Located in this ideal semi rural location combining a country feel with easy access to excellent local amenities and major commuter routes.

Entrance to the property is via the front courtyard with a solid oak entrance door that opens into the rustic entrance porch with a full height front facing window, exposed brick walls, stone tiled floor, wall lighting, oak beamed ceiling and a second solid oak door leading into the main living accommodation.

Stepping into the stunning open plan living dining kitchen the first thing you will notice is the feature brick fireplace with arched openings on three sides and a graduated chimney breast rising up to the first floor, newly fitted with a cast-iron glass fronted wood burner. The kitchen is fitted with a range of classic base and eye level units with solid wood doors and oak worktops, inset ceramic sink and drainer with a mixer tap over, tiled splashbacks, inset electric range cooker with a six ring electric hob and an extractor hood overhead. Spaces have been incorporated for a freestanding American fridge freezer and dishwasher and there is a matching central island unit incorporating a breakfast bar with oak work top and an inset marble effect preparation area. There is a stone tiled floor, window overlooking the rear garden, beamed ceiling and doors leading off to the utility room, the garden entry and ground floor shower room.

The living dining area features beamed ceilings, a staircase rising to the first floor, a window overlooking the front courtyard and a rear entrance door opening out onto a south facing gravelled seating area.

The utility/storage room is a really useful space having been created out of the right hand side of the double garage and could be converted back if required. Fitted with a range of cupboards, oak worktops, Belfast sink, space and plumbing for a washing machine, pulley drying rack, two radiators and a courtesy door to the garage.

On the opposite side of the kitchen an entrance hall leads out onto the rear garden plus there is access to a ground floor wet room/shower room comprising pedestal wash hand basin, a dual flush toilet and a fully tiled shower area, radiator and extractor fan.

A large elegant lounge completes the ground floor accommodation with double aspect windows, beamed ceiling and a feature fireplace with an inset stove effect electric fire set on a tiled hearth.

On the first floor a lovely open landing has exposed beams and more stairs leading up to the attic and down to the family room and bedroom four.

The master bedroom is a spectacular double storey suite comprising a large main bedroom area with a range of fitted bedroom furniture including wardrobes, drawers and a dressing table. There are windows overlooking the front and rear aspects with field views to the rear. Stairs lead to the second floor dressing room with feature beams and onto the en suite comprising pedestal wash hand basin, a low flush toilet and double shower enclosure, Karndean flooring, exposed beams, a fitted light up mirror, storage to the eaves and an extractor fan.

Bedroom two overlooks the rear elevation with an en-suite shower room having been recently refitted with a fully tiled walk-in shower, a vanity wash hand basin with storage under, a dual flush toilet plus a heated ladder towel rail.

Bedroom three has fitted wardrobes and had a window overlooking the garden and fields beyond.

The multi-purpose home office/family room/bedroom five leads onto bedroom four with exposed beams and a ceiling skylight window.

Stairs lead down to its own exterior entrance with an external door that opens out onto the original hay barn and stone steps to the garden.

Bedroom four is another generous double with a window to the front elevation and sloping ceilings.

The family bathroom has been recently refitted comprising panelled spa bath with shower over, pedestal wash hand basin and a dual flush toilet.

Great storage is provided by way of the attic which may also make a great home office or hobby room if required.

Outside the property forms part of a courtyard development with a shared driveway providing access to extensive private off road parking and to the garage. As previously stated the garage was formally a double prior to the creation of the utility room, located to the rear of the right hand side garage leaving plenty of storage space behind the original vehicular door. The left hand side still provides plenty of space for a family sized car or storage with an electric car charging point to the front.

The main garden is mainly laid to lawn with a combination of stone wall and hedge boundaries, herbaceous borders, mature trees and a lovely stone paved patio. There is also a second south facing and gravelled garden area enclosed by a combination of laurel and privet hedging and with views over the fields making the perfect spot to enjoy an evening glass of wine.

SWARKESTONE - THE LOCATION

The village of Swarkestone is a small picturesque village just under six miles south of Derby and about three miles from the Georgian town of Melbourne. The ancient bridge and causeway date back to medieval times and span the River Trent; and with 29 arches and at just under a mile long, is believed to be the longest in England. The river is popular with local fishermen for barbel, roach, dace and the occasional pike. The Trent and Mersey canal is less than a mile away and is frequented by both boatmen and hikers alike. The local sailing club (with excellent facilities for disabled members) can be reached by car within a few minutes. Nearby is access to Route 6 of the National Cycle Network. The ever popular Chellaston Academy for boys and girls is conveniently placed just over two miles away. There is easy access to the A50 and onwards to the M1 and M42 motorways.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2922.3 ft²
271.49 m²

Reduced headroom

209.89 ft²
19.5 m²

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.

GIRAFFE 360



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

Services: LPG oil tank. Drainage is via a septic tank shared with neighbours. Mains water and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA/11122023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

Agents' Notes

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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.

EPC NOT REQUIRED – GRADE II LISTED



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