



Connells

Malthouse Farm Lullington Road
Coton-In-The-Elms Swadlincote

Malthouse Farm Lullington Road Coton-In-The-Elms Swadlincote DE12 8EP

for sale
£500,000



Property Description

A charming traditional five bedroom family home brimming with character adjacent to Coton Wood.

Upon entering the main entrance you're welcomed into a hall which once used to be a bakery and retains many of the original features. The hall provides access to the guest w/c and through the door brings you into a farm house style kitchen featuring an 'aga' range oven and island, exposed beams, a walk in pantry/ utility room. A door from the kitchen opens to the front hallway, which leads to two separate reception rooms: a snug and a sitting room, each with a feature fireplace and log burner. The ground floor also offers a separate office or playroom, which once served as a village shop and features a unique well with a clear safety top.

On the first floor, you'll find three spacious double bedrooms, each boasting its own feature fireplace. The master bedroom also includes a large en-suite dressing room. Additionally, there is a generous family bathroom complete with a roll-top bath, and a separate fully fitted shower room. A staircase from the first-floor landing leads to the second floor, where you'll find two more generously sized double bedrooms. Outside, the property is accessed via a shared private driveway that leads to a parking area suitable for several vehicles. The formal gardens, primarily laid to lawn, are located at the side and rear of the house and include a large paved patio ideal for outdoor entertaining. Traditional brick building which could be converted.

Entrance Hall

Guest W/C

Farmhouse Style Kitchen

19' 10" x 12' 5" (6.05m x 3.78m)

Lounge

14' x 12' 5" (4.27m x 3.78m)

Dining Room

14' max x 12' 7" (4.27m max x 3.84m)

Snug/ Reception Room Three

15' x 14' (4.57m x 4.27m)

Utility Off Kitchen

12' 11" x 6' 4" (3.94m x 1.93m)

First Floor Landing

Bedroom One

13' x 12' (3.96m x 3.66m)

En-Suite And Dressing Area

14' 1" x 11' 7" (4.29m x 3.53m)

Bedroom Two

13' 2" x 13' (4.01m x 3.96m)

Bedroom Three

14' 1" x 12' 9" (4.29m x 3.89m)

Bedroom Four

13' 10" x 13' 9" (4.22m x 4.19m)

Family Bathroom

Shower Room

9' 11" x 5' 1" (3.02m x 1.55m)

Bedroom Five

13' 10" x 13' 7" (4.22m x 4.14m)

Rear Garden







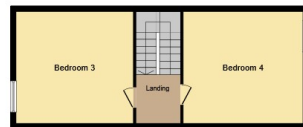
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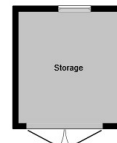
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

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