



Daisy Nook, 15 Church Street, Hartshorne, Derbyshire, DE11 7ER

HOWKINS &  
HARRISON







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Hartshorne,  
Derbyshire, DE11 7ER

Asking Price: £900,000

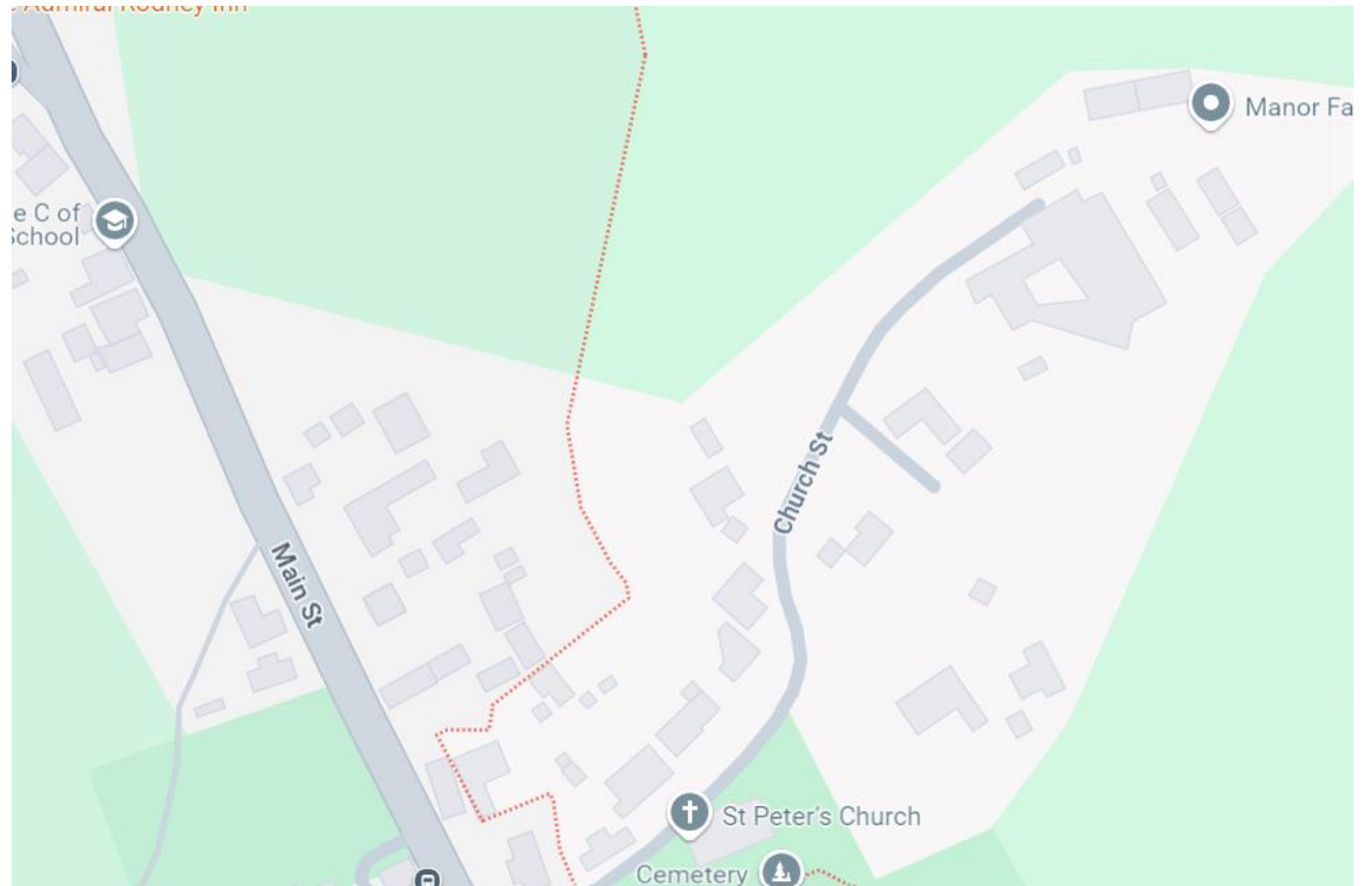
Occupying an enviable 0.52 acre plot and nestled within the picturesque Derbyshire countryside, this individual family home boasts over 3300sqft of versatile accommodation arranged over three floors. In brief comprising, a luxury breakfast kitchen, three reception rooms, a bespoke conservatory and adjoining garden room/annexe. To the first floor there are four excellent size bedrooms, two en-suites, dressing room and impressive family bathroom, with a magnificent fifth bedroom suite to the second floor.

Externally the property really comes into its own having extensive lawned gardens with mature trees and shrubbery with stunning countryside views.



## Location

Hartshorne is a village in South Derbyshire approximately 2.0 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch and Burton upon Trent. All offering a wide range of amenities and leisure facilities. Within one mile of the property are local mini-supermarkets, schools of all ages, a Post Office and village hall/sports facilities. The village of Hartshorne is also located on the fringe of the National Forest with associated countryside walks and within easy access to the renowned Conkers National Forest visitor centre. The A511 trunk road nearby has direct links via the A42 to Derby, Nottingham, East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.



## Accommodation Details - Ground Floor

The canopied entrance doorway leads into a grand entrance hall with doors that lead off providing access across the ground floor living accommodation. Doors from the left and right open into three of the four reception areas. Overlooking the front elevation is a spacious formal dining room and a second room that works very well as a home office or family room. Moving further through the ground floor accommodation you will find a generously sized reception lounge and a luxury fitted breakfast kitchen that incorporates a range of fitted units and integrated appliances. Double doors lead from the kitchen into a delightful conservatory which gives further access into a fourth reception room which is currently used as a secondary lounge/garden room with its own WC. Secluded and set alone this space would be perfect as a private annexe for multi generational living or a games room.



















## Features

- Impressive 0.52 acre plot in discreet countryside location
- Executive detached home with over 3300sqft accommodation
- Luxury fitted breakfast kitchen
- Three large ground floor reception rooms
- Additional conservatory and annexe
- Five generous bedrooms with three bathrooms
- Gated driveway with detached double garage
- Delightful lawned gardens with countryside views
- Short walk from village centre
- Viewing is highly recommended



## First & Second Floors

From the inviting entrance hallway a single flight staircase rises onto the first floor landing. From here you have access to four of the five bedrooms as well as the family bathroom. Bedrooms one and two are impressive double bedrooms boasting views overlooking the rear gardens and far reaching countryside views. Bedroom one has the additional benefit of a luxury en suite and Juliette balcony with bedroom two also having an en-suite shower room and walk in wardrobe. Bedrooms three and four are equally generous in size and are serviced by a modern, four piece family bathroom.

A second staircase rises up to the second floor where you can find the fifth and final bedroom, this versatile room would be fantastic as a home office or children's bedroom as it also offers two generously sized closets area that would be perfect for walk in wardrobes or storage.







## Outside, Gardens and Grounds

Externally the property is accessed via a private gated driveway opening into ample off-road parking to the front elevation. There is also a detached double garage that provides covered parking for an additional two vehicles or storage. Heading to the rear, the property boasts extensive landscaped gardens comprising of long lawns, mature trees and a large, decked area ideal for outdoor entertaining. A super retreat with surrounding countryside views.



A rare opportunity to acquire an individually designed family home boasting versatile accommodation arranged over three floors.

Set in an idyllic position in the heart of the National Forest.





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

## Council Tax

Band - G

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

