



Rosemary House, Ticknall Road, Hartshorne, Derbyshire, DE11 7BF

HOWKINS &  
HARRISON



Rosemary House,  
Ticknall Road, Hartshorne,  
Derbyshire, DE11 7BF

Asking Price: £875,000

A substantial and beautifully appointed character home offering 3,679 sq ft of versatile living space across three floors. Rosemary House blends period charm, exposed beams, oak features, and original detailing with a stunning modern open-plan kitchen and living spaces ideal for family life and entertaining.

Set on a generous private plot with landscaped gardens, ample parking, and far-reaching countryside views, the property also boasts high-quality brick-built outbuildings including a workshop, professional home office, and the unique 'Baa House', perfect for entertaining or guest use. Modern comforts include wireless network, full fibre broadband and a state-of-the-art CCTV system for connectivity and peace of mind.

Located just outside the picturesque village of Hartshorne, this is a rare opportunity to secure a characterful yet contemporary home in a truly idyllic setting.



## Location

Hartshorne is a well-placed South Derbyshire village, around two miles east of Swadlincote and within easy reach of Ashby-de-la-Zouch. On the fringe of the National Forest, residents enjoy scenic countryside walks and quick access to the Conkers Discovery Centre at Moira. Nearby Woodville (about a mile) provides day-to-day amenities including a mini-supermarket, Post Office, schools and village hall with sports facilities. Road links are excellent: local routes connect swiftly to the A42/M42 and M1 for Derby, Nottingham and Leicester, while East Midlands Airport and East Midlands Parkway offer convenient air and rail links.

### Travel Distances

Ashby-de-la-Zouch — 4 miles  
Tamworth — 14 miles  
Derby — 10 miles  
East Midlands Airport — 8 miles  
East Midlands Parkway — 12 miles



## Features

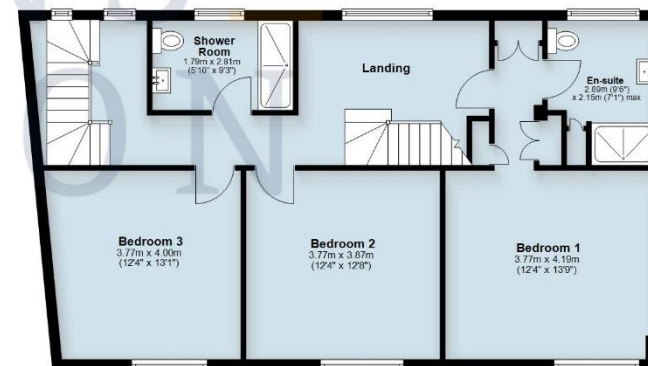
- Individual character property arranged over 3 floors
- Beautifully finished throughout
- Exposed beams and character brick detailing
- Impressive double-height galleried hallway
- Total of 4 bedrooms & 3 bath/shower rooms
- Versatile second-floor living and guest space
- Dedicated office, separate workshop and barn style bar
- Extensive block-paved parking and turning space
- Panoramic countryside views from house and garden
- Courtyard area with hot tub and swim spa



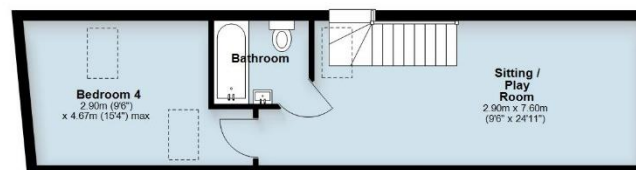
**Ground Floor**  
Approx. 223.0 sq. metres (2410.3 sq. feet)



**First Floor**  
Approx. 82.1 sq. metres (884.1 sq. feet)



**Second Floor**  
Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 341.2 sq. metres (3673.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate. No responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.  
Plan produced using PlanItUp



## Accommodation Details – Ground Floor

Entering in this stunning barn, the property opens into a spacious entrance hall featuring oak flooring, a galleried landing above and access to the cloakroom WC.

A glazed door leads into the inner hallway, connecting to the heart of the home. To the rear lies the superb kitchen/breakfast room, fitted with a contemporary range of units, a large central island with breakfast seating, and integrated appliances. This sociable space also incorporates a comfortable living area, ideal for everyday family use, with windows and a doors opening out to enjoy the views over the surrounding countryside. A useful utility room sits just off offering additional storage.

From the kitchen, double doors open into a beautifully presented lounge, a separate reception room with exposed ceiling beams, oak flooring, and a cosy log burner for those winter nights. French doors open directly onto garden, creating an excellent flow for entertaining and relaxation.



## Upper Floors

Ascend to the first floor, where stunning oak flooring flows seamlessly throughout three generous double bedrooms. Each room offers an exceptional experience, commanding far-reaching panoramic views. The luxurious master suite is a true sanctuary, benefiting from dual-aspect windows that capture views from two sides. It includes a dedicated dressing area with custom bespoke fitted wardrobes, leading into a spa-like en suite. This opulent space boasts a large frameless, walk-in shower with a rainfall head, a contemporary floating vanity, and a feature heated towel radiator. A similarly well-appointed family bathroom, complete with a large shower and modern fittings, serves the remaining rooms.

Continuing to the second floor, there is a superb sitting/play room offering flexible use as a study, snug, or guest lounge. A fourth bedroom and additional bathroom complete the upper level, creating an ideal guest or teenager suite.







## Outside, Gardens and Grounds

Externally, the property stands within a large, enclosed plot. The landscaped gardens are mainly laid to lawn with paved patios, mature borders, and space for outdoor seating and dining, all enjoying panoramic countryside views. The outside includes superb, dedicated areas designed for relaxation and entertaining. Adjacent to the office/family space sits a purpose-built entertainment bar—a truly fantastic and versatile room perfect for hosting parties, social gatherings, or simply enjoying a nightcap away from the main living area. For unwinding, the private central courtyard features a luxurious hot tub and swim spa, creating a secluded, spa-like oasis for you to relax in.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01530-410930 Option 1

## 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. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is oil fired and broadband is connected to the property.

## Local Authority

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

## Council Tax

Band - F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 79 C      |
| 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.



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