



Botts Lane

Appleby Magna, Swadlincote, DE12 7AL

Offers In The Region Of £910,000

Property Features

- Over 4,200 sq. ft. of beautifully presented, character-filled accommodation in the heart of Appleby Magna
- Stunning 36ft open-plan living kitchen — high specification, perfect for entertaining and family life
- Spacious dual-aspect lounge and impressive garden room with log burner, Velux windows, and bi-folding doors
- Self-contained ground floor annexe with its own entrance, kitchen, lounge, bedroom, and three shower areas
- Fully insulated timber outbuilding currently used as a gym and bar, versatile for a variety of uses.
- Two gated gravel driveways providing extensive off-road parking and separate access to the annexe.
- Six generous bedrooms, including a luxurious principal suite with balcony, walk-in wardrobe, and en-suite
- High-quality bathrooms throughout, including a four-piece family bathroom and two en-suites.

Full Description

Nestled in the sought-after village of Appleby Magna, this impressive six-bedroom detached character home offers over 4,200 sq. ft. of beautifully presented accommodation. Combining period charm with modern living, the property features multiple reception spaces, a self-contained annexe, and stunning landscaped gardens, perfect for family life or multi-generational living.

THE FORE

Set back behind two gated gravel driveways, the property enjoys an attractive frontage with ample off-road parking and separate access to the self-contained annexe.

GROUND FLOOR

A welcoming entrance hall filled with natural light leads to a study, utility room, and cloakroom WC. The heart of the home is a magnificent 36ft open-plan living kitchen, finished to a high specification and ideal for entertaining. The spacious dual-aspect lounge/family room opens onto a charming courtyard, while the impressive garden room features bi-folding doors, Velux windows, and a log burner for year-round comfort. The adjoining annexe offers its own entrance, lounge, kitchen, double bedroom, and three shower areas, ideal for guests, extended family, or rental use.

GARDEN ROOM

17' x 16' 6" (5.18m x 5.03m)

OPEN PLAN DINING ROOM/KITCHEN

12' 6" x 35' 1" (3.81m x 10.69m)

DINING ROOM

12' 6" x 18' 4" (3.81m x 5.59m)



KITCHEN

13' x 16' 9" (3.96m x 5.11m)

WC

2' 9" x 3' 8" (0.84m x 1.12m)

UTILITY ROOM

8' 4" x 4' 8" (2.54m x 1.42m)

OFFICE

8' x 8' 4" (2.44m x 2.54m)

LIVING ROOM

25' 5" x 13' 2" (7.75m x 4.01m)

BAR

13' 6" x 13' 2" (4.11m x 4.01m)

HALLWAY SHOWER ROOM

2' 9" x 7' 5" (0.84m x 2.26m)

KITCHEN TWO

8' 8" x 11' 3" (2.64m x 3.43m)

KITCHEN SHOWER ROOM

7' 3" x 5' 5" (2.21m x 1.65m)

SITTING ROOM

14' 1" x 13' 2" (4.29m x 4.01m)

SHOWER ROOM ENTRY

10' 6" x 3' 2" (3.2m x 0.97m)

FIRST FLOOR

Two staircases lead to six generous bedrooms, including a stunning principal suite with walk-in wardrobe, en-suite shower room, and private balcony. A further bedroom benefits from an en-suite, while the remaining rooms are served by a luxurious four-piece family bathroom.

BEDROOM ONE

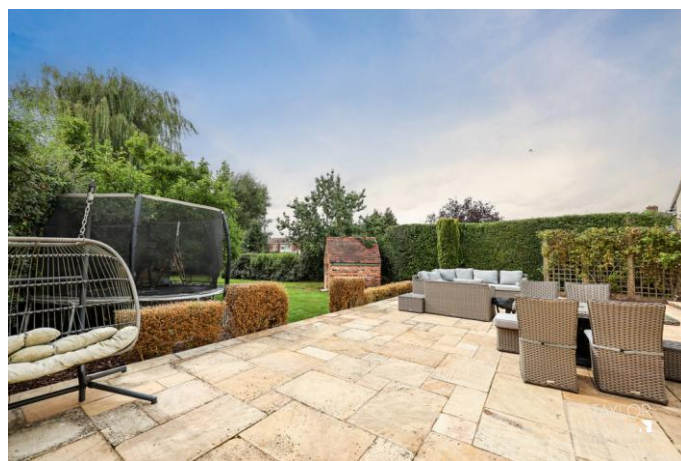
12' 6" x 27' 2" (3.81m x 8.28m)

BEDROOM ONE EN-SUITE

7' 7" x 4' 2" (2.31m x 1.27m)

BEDROOM TWO

13' 4" x 13' 6" (4.06m x 4.11m)



BEDROOM THREE
12' 5" x 9' 8" (3.78m x 2.95m)

BEDROOM THREE EN-SUITE
9' 7" x 3' 2" (2.92m x 0.97m)

BEDROOM FOUR
13' 3" x 8' 9" (4.04m x 2.67m)

BEDROOM FIVE
11' 4" x 13' 6" (3.45m x 4.11m)

BEDROOM SIX
10' x 9' 8" (3.05m x 2.95m)

BATHROOM
7' 3" x 9' 6" (2.21m x 2.9m)

THE REAR
The landscaped rear gardens offer a peaceful retreat, with a mix of patio and lawned areas surrounding a beautifully maintained courtyard. A fully insulated timber outbuilding, currently used as a gym and bar, adds versatility to this impressive outdoor space.

SUMMERHOUSE/BAR
13' 9" x 7' 8" (4.19m x 2.34m)

GYM
19' 5" x 11' 6" (5.92m x 3.51m)

PLAYHOUSE
5' 5" x 7' 8" (1.65m x 2.34m)

ANTI MONEY LAUNDERING
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements