



Ticknall Road
Hartshorne Swadlincote



Property Description

Impressive and spacious three bedroomed semi-detached conversion forming part of the old farm with dates back to 1835, with neighbours' livery/stables and paddocks situated in a lovely rural position but close to the village and thriving town.

Property comprises: lounge, sitting room/study, large, refitted living kitchen with kitchen area and living area, conservatory, utility room, downstairs WC, three double bedrooms - master with ensuite WC, family bathroom, Attic rooms with eaves storage, large double garage (21.9x18) low maintenance lawned area to rear and front.

Easy access to East Midlands airport and within an hour's drive of Birmingham, Nottingham, Tamworth and Leicester.

Hallway

Entrance via a half glazed front door, having LVT flooring, radiator, window to the front elevation, stairs to the first floor, doors leading to lounge and second reception room. Timber framed glazed door off the entrance hall leading to the living kitchen, loft access.

Lounge

17' 11" x 13' 8" (5.46m x 4.17m)

Having LVT flooring, radiator, dual aspect windows to front and rear, fully glazed door to the rear elevation, feature fireplace in stone with an open fire, views to the front lawn and courtyard, doors off to:-

Conservatory

Having slate flooring, window to side and rear elevation, French doors to rear leading to patio area, aspect over the rear garden.

Sitting Room/Study

11' 7" x 14' 3" (3.53m x 4.34m)

Having carpet flooring, beamed ceiling, stone brick fireplace with an open fire and French doors to the conservatory. This has a decorative exposed brick wall with herringbone style brickwork, radiator, window

overlooking the garden.

Farmhouse Kitchen/Diner

27' x 14' 5" (8.23m x 4.39m)

The kitchen area has been refitted with a high quality range of matching base and wall units, high specification granite effect work surfaces, a range of integrated appliances comprising under unit fridge, separate freezer, space and plumbing for a dishwasher, further space for an under unit fridge, space for a Range double oven with a double width extractor hood over which will be included in the sale, concealed under unit lighting, complementary splashback tiling, UPVC double glazed wood grain window to the rear gives aspect over the garden and the open fields beyond, durable LVT flooring, central heating radiator.

The living area having a further UPVC double glazed window to the side elevation, further double panelled radiator, loft access. A particular feature is the multi-fuel cast iron burning stove on a slate hearth with a slate back plate to the fire area.

Utility Room

8' 9" x 7' (2.67m x 2.13m)

Ceramic tiled flooring. Radiator. Fully glazed door to rear. Stainless steel sink and hot and cold taps. Washer space. Units to match kitchen. Door to:-

Downstairs Cloakroom

6' 2" x 2' 10" (1.88m x 0.86m)

Having white WC and wash hand basin, ceramic tiled flooring.

First Floor Landing

Carpet flooring, exposed beams, loft access, window to the rear elevation, Doors to bedrooms and family bathroom.

Bedroom One

12' 2" x 11' 9" (3.71m x 3.58m)

Having carpet flooring, radiator, window to the rear elevation, integral wardrobes, door to

ensuite WC.

W.C

White WC and wash hand basin, window to the side elevation.

Bedroom Two

9' 8" x 9' 7" (2.95m x 2.92m)

Having carpet flooring, radiator, window to the front elevation.

Bedroom Three

9' x 8' 2" (2.74m x 2.49m)

Having carpet flooring, radiator, window to the rear elevation.

Bathroom

10' 3" x 5' 9" (3.12m x 1.75m)

Having white WC, wash hand basin, bath with shower over, heated towel rail, lino flooring, four tiled walls, opaque window to the side elevation

Loft Area

23' 8" x 12' 7" (7.21m x 3.84m)

Fully boarded and plastered. Two roof lights

Double Garage

21' 9" x 18' (6.63m x 5.49m)

Having up and over doors, spacious garage/workshops.

Outside

Front

The property is accessed via a lane that leads to the rear of the courtyard and a double garage and drive belonging to The Granary. On entering the courtyard the property is the first on the right and has a lawn to the front.

Rear Garden

To the rear/side of the barn there is a well landscaped garden mainly laid to lawn with trees, shrubs and established flower beds, along with a main patio with an exposed brick privacy wall, as well as a second patio and side garden area. The garden backs on to a

paddock with woodland and open countryside beyond.









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Tenure:Freehold EPC Rating: E Council Tax Band: F

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