

Blackfordby Lane  
Moirā, Swadlincote, DE12 6EZ

John   
German



HOME SWEET HOME  
*home where love and laughter dwell*



# Blackfordby Lane

Moira, Swadlincote, DE12 6EZ

£550,000

Extending to circa 1,448 sq. ft., The Stables offers stylish, beautifully appointed and versatile living across two floors. Located on the outskirts of Ashby, in the heart of the National Forest, it provides the best of both worlds—town convenience and idyllic rural living.

Step inside; you won't be disappointed.

Since purchasing the property in 2020, the current owners have meticulously renovated and updated it to create the stunning home it is today. At its heart lies a breath taking open plan country kitchen, complete with a welcoming family seating area and a spacious dining room. Twin French doors seamlessly connect the indoors to the beautifully matured gardens, enhancing the home's charm and appeal.

Moira, Derbyshire, is a charming village nestled in the heart of the National Forest, offering a perfect blend of rural tranquillity and modern convenience. Outdoor enthusiasts will appreciate the scenic walking and cycling trails at Hicks Lodge, Moira Furnace and Conkers, while nearby Ashby-de-la-Zouch provides excellent shopping, dining and leisure options. With good transport links and easy access to major roads, Moira is an ideal location for those seeking a peaceful countryside lifestyle with great connectivity to larger towns and cities.

**Accommodation:** On the ground floor, you are first welcomed by a well-proportioned reception hallway, featuring charming quarry tile flooring underfoot and beautiful exposed beams overhead. A winding timber staircase leads up to a galleried landing, while beneath it sits a useful and stylish guest cloakroom.

To your left, you'll find the cosy snug/bedroom three-a versatile space with solid wooden flooring, dual-aspect windows and French doors that open onto the patio area.

The heart of the home is, without a doubt, the large open-plan living, dining and kitchen area. The kitchen is beautifully designed in a classic cottage style, featuring shaker-style cabinets, solid timber worktops and an inset Belfast sink. A beamed inglenook recess provides the perfect space for a range-style cooker. Flowing seamlessly from the kitchen is the inviting family sitting area, offering plenty of space for a sofa, while French double doors with side windows flood the room with natural light. A small step up leads into the open-plan dining room, where a second set of French doors opens out to the gardens.

Lastly, adjacent to the dining room you'll find the character-filled beamed living room, complete with beautiful oak flooring and a heart warming log-burning stove-perfect for cosy winter evenings.

Upstairs, on the first floor, there are two charming double cottage-style bedrooms, both featuring sloping ceilings, exposed beams and striking roof trusses. Each bedroom benefits from a beautifully refitted en-suite shower room. The principal family bathroom has also been thoughtfully updated, boasting a stunning slipper-style roll-top bath with claw and ball feet, a pillar mixer tap, a WC, a wash hand basin and a stylish period-style towel-warming radiator.

**Outside:** The property is set well back from the road and is approached via a shared private driveway. It benefits from its own driveway and a single garage, alongside beautifully enclosed lawned gardens teeming with birdlife. A large, sweeping, shaped patio provides the perfect space for outdoor entertaining.

**Agents notes:** The property is positioned off a private driveway approach.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

There is a CCTV system installed.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Two spaces

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Private drainage system – septic tank installed circa 2002 with filter bed. Last emptied Feb 23 for £180.

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/ coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** TBC / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31012025

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Our love  
is filled with  
LOVE











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1598.44 ft<sup>2</sup>

148.5 m<sup>2</sup>

**Reduced headroom**

108.34 ft<sup>2</sup>

10.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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