

# Brooklands Farm

Shortheath, Swadlincote, DE12 6BN

John  
German










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£795,000



Brooklands Farmhouse is a charming, long-standing family home offering panoramic countryside views from every window and set within approximately 5.29 acres of paddocks and gardens. With over 1800 sq ft of spacious accommodation, including four generous double bedrooms and three elegant reception rooms, the property presents an exciting opportunity for further enhancement or extension (subject to planning).

### Brooklands Farmhouse – An Idyllic Countryside Residence

A substantial four-bedroom detached farmhouse set in 5.29 acres of paddocks and gardens, enjoying uninterrupted countryside views from almost every window. Brooklands Farmhouse has been a cherished family home for over 40 years and now offers an exceptional opportunity for buyers seeking space, serenity, and the potential for further enhancement or extension (subject to planning permission). This property perfectly combines rural seduction with excellent transport connections, including fast access to the M42 and links to Ashby, Burton, and the wider Midlands motorway network.

#### Ground Floor Accommodation

The farmhouse is entered via a welcoming entrance porch, leading into a spacious central reception hallway with a feature staircase and access to all principal rooms. To the front, a formal sitting room enjoys dual-aspect windows, a feature fireplace, and an abundance of natural light. Adjacent is a beautifully proportioned family room with large windows and patio doors that open onto the rear terrace – perfectly positioned to enjoy views across the paddocks.

The breakfast kitchen is traditionally styled with a range of base and wall-mounted cabinets, elegant granite countertops, and ample appliance space. A large side-facing window captures picturesque field views and there's space for a family breakfast table.

From the kitchen, a door leads into a formal dining room, complete with decorative ceiling coving and a front-facing bay window - ideal for entertaining. To the rear, a generous utility/boot room with additional storage and granite worktops provides a practical space for muddy boots and wet coats after time spent outdoors. A practical ground floor shower room featuring a WC, wash hand basin, and an oversize rainfall shower - ideal for freshening up after gardening, countryside walks, or time spent tending animals.

#### First Floor Accommodation

The galleried landing adds a sense of grandeur and leads to four well-sized double bedrooms, three of which benefit from built-in wardrobes. All rooms enjoy stunning, far-reaching views across open countryside, making every space feel calm and connected to nature.

The family bathroom is spacious and well-appointed, featuring a panelled bath, vanity wash hand basin with storage, WC, and a large standalone shower with a dual rainfall head - blending traditional charm with modern convenience.

#### Outside & Land

Brooklands Farmhouse is approached via a private driveway, offering ample parking and turning space and access to the double garage. Lawned gardens lie on both sides, there is vehicular field access and former stable block which has been converted into excellent workshop with light and power.

To the rear lies a large patio terrace ideal for al fresco dining, overlooking expansive paddocks and garden land totalling approximately 5 acres with two field access points - a dream setting for families, equestrian enthusiasts, hobby farmers, or simply those seeking a peaceful escape from the city.

There are views in every direction offer a sense of true tranquillity. With public footpaths nearby, countryside walks start the moment you step out your front door.

### Development Uplift / Overage Clause:

The property will be sold subject to an uplift (overage) provision on the adjoining fields. In the event that planning permission is granted for any residential, commercial, or other development (excluding extensions, alterations, or ancillary outbuildings to a single private dwelling for personal use) within a period of 25 years from the date of completion, the seller or their successors in title shall be entitled to receive 20% of any increase in market value of the property attributable to the granting of such planning consent.

**Agents notes:** There is no mains gas and no mains drainage.

A footpath runs through the lower field (see plan).

**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:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank - located in neighbouring field. Installation date unknown.

Last emptied September 2024 for £230. Discharges into watercourse.

**Heating:** Oil fired central heating

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

**Broadband type:** 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:** South Derbyshire District Council / Tax Band E

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

[www.southderbyshire.gov.uk](http://www.southderbyshire.gov.uk)

**Our Ref:** JGA/20052025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

























Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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

3441 ft<sup>2</sup>

319.8 m<sup>2</sup>

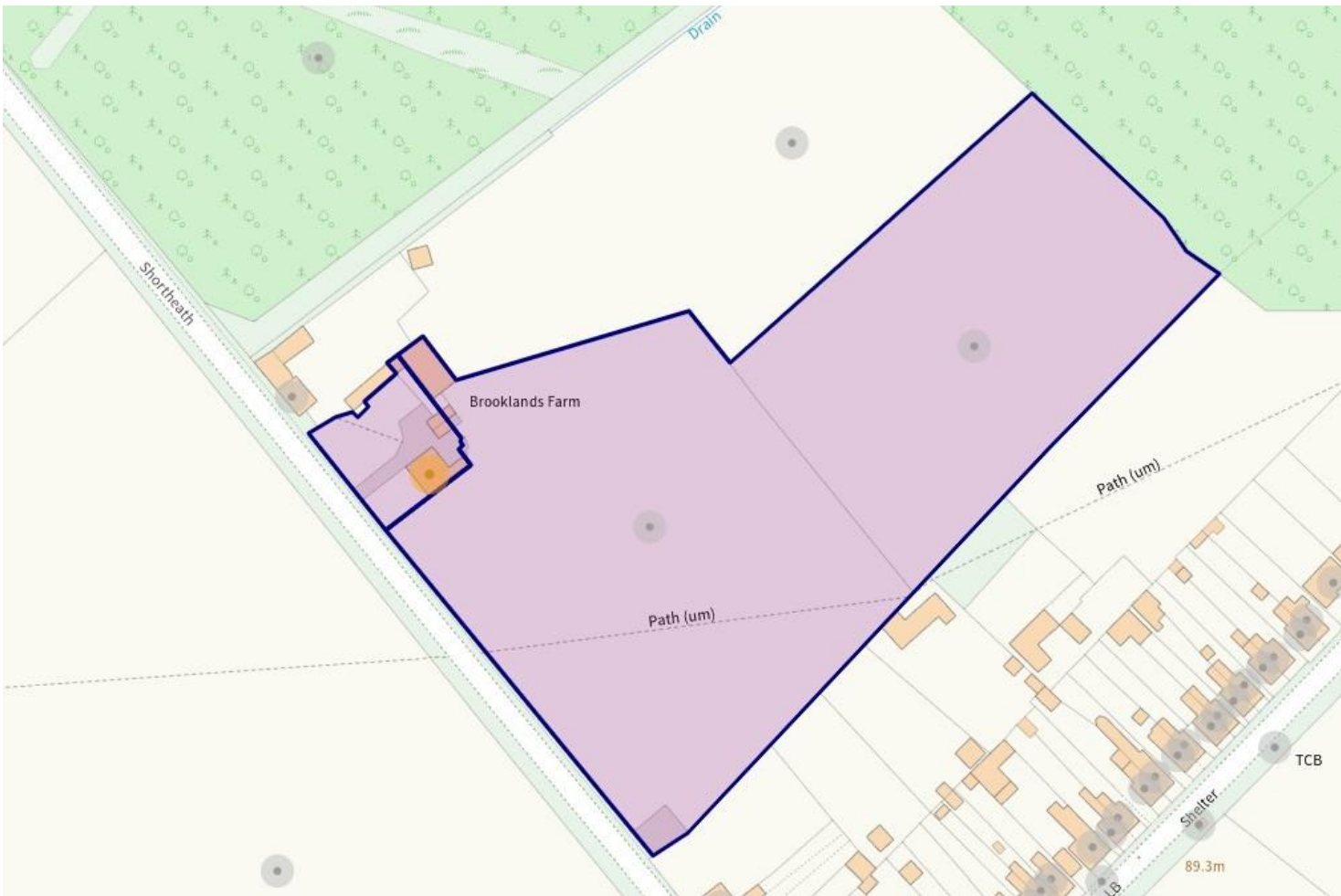
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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		88 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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