



MAIN STREET, WALTON-ON-TRENT, SWADLINCOTE

PRICE £275,000

3 BEDROOM | 1 BATHROOM | 2 RECEPTION



WELCOME TO MAIN STREET

DETACHED COACH HOUSE, TO BE SOLD VIA AUCTION
- 1ST OCTOBER 2026 -

A rare opportunity to acquire a detached coach house in the heart of the highly sought-after village of Walton on Trent, offering a generous plot, mature gardens and considerable scope for refurbishment and future enhancement. Set within a conservation area, this characterful property provides flexible accommodation arranged over two floors, including three bedrooms, a conservatory, breakfast kitchen and bathroom, together with an attic room offering further potential.

Approached via a block paved driveway, the property occupies a good-sized plot enclosed by walls, with gardens extending around the house to create privacy, character and a peaceful setting. A large detached brick-built garage and workshop, alongside further brick outbuildings, provide valuable storage and practical space.

Offered for sale via auction with no upward chain, this is a particularly interesting prospect for buyers seeking character, space, scope for improvement and potential development opportunities in a desirable South Derbyshire village.

THE DETAIL

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The property requires refurbishment, yet its existing layout provides an excellent foundation for creating an individual home tailored to modern requirements. An entrance porch opens into the hallway, providing access to the principal ground-floor rooms. The lounge offers a comfortable reception space, while the conservatory creates an additional setting overlooking the surrounding gardens. The breakfast kitchen provides scope for reconfiguration and modernisation, with space for both kitchen facilities and a dining area.

Two bedrooms are positioned on the ground floor, offering considerable flexibility for those looking to create single-level living, guest accommodation, a home office or hobby space. A bathroom is also located on this floor. Stairs rise to the first floor, where a large bedroom provides an impressive private retreat with useful floor space. A door leads through to the attic room, offering additional usable or convertible space, subject to the purchaser's requirements and any necessary permissions.

Outside, the generous plot is enclosed by a walled boundary, with mature gardens extending around the property and providing privacy, established planting and scope for further landscaping. The block paved driveway gives access to a large detached brick-built garage and workshop, complemented by further brick outbuildings providing useful storage and workspace.

The size and arrangement of the plot create excellent potential for development or alteration, subject to obtaining the necessary planning consent, making this an especially appealing proposition for buyers with vision.

Walton on Trent is a highly sought-after South Derbyshire village, with the property positioned within the heart of the community and set within a conservation area. The nearby Swan pub adds to the village character, while the surrounding countryside provides attractive opportunities for walking and enjoying the rural setting. The village location also offers a peaceful lifestyle while remaining well placed for exploring the wider area.

Auction Details

The sale of this property will take place on the stated date by way of Live

CB+CO





streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.









The Coach House



Approx. Gross Internal Floor Area 1602 sq. ft / 148.86 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

THE PARTICULARS

APPROX

1602.00 sq ft

EPC RATING

COUNCIL TAX BAND

E

- Detached Coach House Situated Within The Heart Of Walton On Trent
- For Sale Via Auction - 1st October 2026
- Vacant Possession, No Chain
- Generous Sized Plot, Walled Boundary Offering Privacy
- Large Detached Brick-Built Garage/Workshop Brick Outbuildings
- Three Bedrooms Across Two Floors
- Attic Space With Further Potential
- Conservatory And Breakfast Kitchen
- Excellent Development Potential Subject To Planning
- Rare Opportunity

DARLEY ABBEY MILLS

THE MILLS

First Floor
Darley Abbey Mills
Middle Mill
Derby, DE22 1DZ

01332 411050
CURRANBIRDS.CO

MICKLEOVER

THE STUDIO

2 Station Rd
Mickleover
Derby,
DE3 9GH

01332 531020
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