

Church Street

Appleby Magna, Swadlincote, DE12 7BB

John German







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£775,000

Beautifully presented grade II listed character home that effortlessly blends period charm with modern family living. Offering generous and flexible accommodation across three floors, picturesque views of the village church, ample parking and a sense of privacy rarely found in such a central location.

Nestled in the heart of the village, 17 Church Street is a beautifully presented grade II listed character home that effortlessly blends period charm with modern family living. Offering generous and flexible accommodation across three floors, this spacious property boasts multiple reception rooms, a stunning open-plan kitchen and living area, four large bedrooms-including a luxurious master suite-and beautifully maintained gardens. With picturesque views of the village church, ample parking, and a sense of privacy rarely found in such a central location, this home is the perfect retreat for families seeking both comfort and convenience.

Appleby Magna is a charming and historic village nestled in the heart of the Leicestershire countryside, offering the perfect blend of rural tranquillity and community spirit. Steeped in history, the village features beautiful period architecture, a 14th-century church, and a network of picturesque lanes and footpaths that invite exploration. At its heart, you'll find a thriving local pub, a well-regarded primary school, and a friendly, close-knit community. Despite its peaceful setting, Appleby Magna benefits from excellent transport links, with easy access to the M42, making it ideal for commuters looking for a countryside lifestyle within reach of nearby towns and cities. Whether you're strolling through the village, enjoying the local green spaces, or simply soaking in the views, Appleby Magna offers a truly idyllic place to call home.

Ground Floor

Step through the entrance door into a welcoming lobby which opens into a spacious central reception hallway. A wide, winding staircase draws the eye upward. To the right, you'll find the first of three reception rooms - a bright and airy family room with dual-aspect windows, bathed in natural sunlight thanks to the home's south-westerly orientation.

A connecting door leads into the living room where charming ceiling beams, a feature fireplace with its original beam, a raised quarry tile hearth, and an inset media wall with an integrated fire create a cosy and characterful space. Triple-aspect windows flood the room with light, with the largest offering a beautiful view of the church.

The heart of the home is undoubtedly the full-width, open-plan living, dining, and kitchen area - a perfect social hub for family life. The sitting area features a log burner, and there's ample space for a large family dining table. The kitchen is well-equipped with an array of shaker-style cabinets wrapping around three sides, complemented by oak countertops with inset sink and the distinctive and striking multi paned large feature window, a nod to the buildings former past life in the 1800s as a shop.

First Floor

A wide, winding staircase rises from the hallway, passing a half-landing with a stunning view of the church, and arrives at a large central landing. Here, you'll find three beautifully proportioned bedrooms.

The standout is the principal master bedroom suite, featuring a charming exposed brick fireplace as its focal point and two rear-facing windows overlooking the garden. The room benefits from its own private en suite shower room, complete with underfloor heating, full-height natural stone tiling, a large frameless walk-in glazed shower with rainfall head, a vanity unit with wash basin, WC, and a tall ladder-style radiator.

The principal family bathroom is equally well-appointed, fitted with a contemporary suite that includes a panelled bath with mixer tap, overhead rainfall shower and secondary handheld shower. There's a vanity unit with storage beneath an inset wash basin, a concealed cistern WC, and a side window offering another picturesque view of the church and churchyard.

Top Floor

On the top floor, you'll discover a delightful bedroom with a vaulted ceiling, exposed brick chimney breast, and a glazed side window that looks out over the lane. An easy-tread staircase with storage beneath leads up to a charming mezzanine play area.

The second bedroom on this floor is another fantastic double, offering breathtaking views of the village church and a flowering cherry blossom tree - an idyllic setting, especially in spring.

Outside

To the side of the property, a driveway provides access to off-road parking. Remote-controlled double electric gates open to reveal an expansive block-paved drive, running alongside the house and leading to a double garage, carport, and further parking beyond.

The garden is mainly laid to lawn with mature trees, offering the perfect space for family life and entertaining. Despite being set in the heart of the village, the garden provides a wonderful sense of privacy.

Notes: The property lies in a conservation area. It is Grade II listed. There is CCTV on site recording.

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: Grade II listed

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: ADSL copper wire

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: North West Leicestershire District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

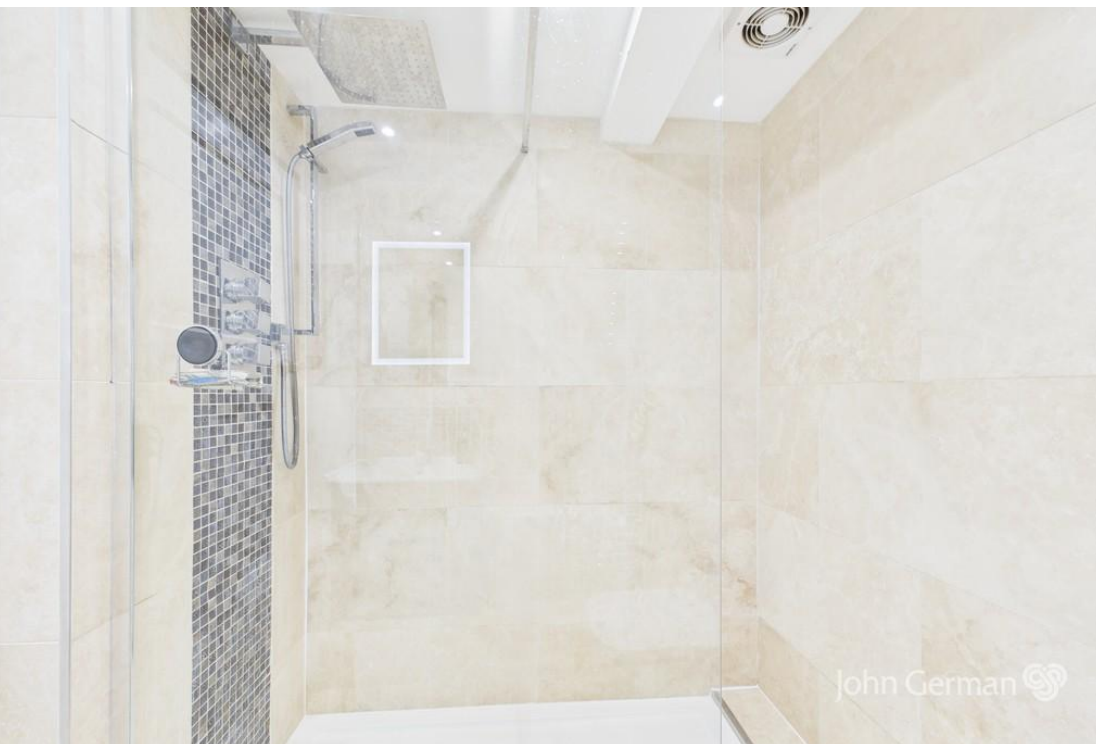
Our Ref: JGA/15042025

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Ground Floor

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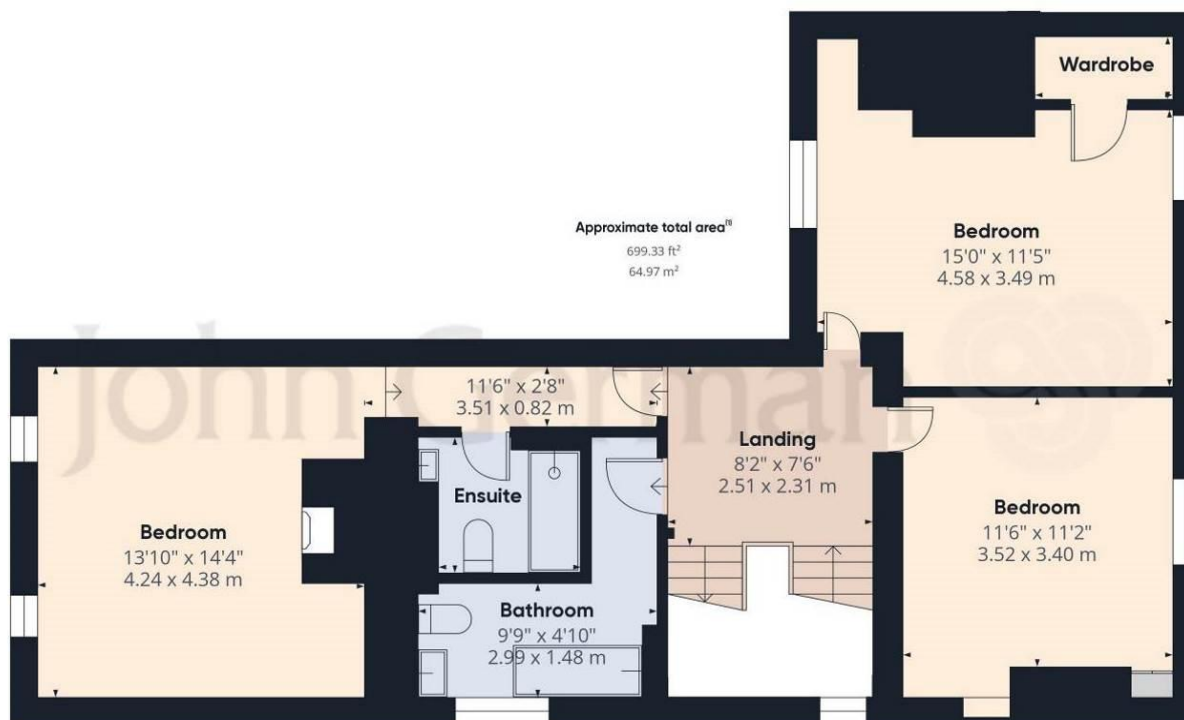
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 1



Agents' Notes

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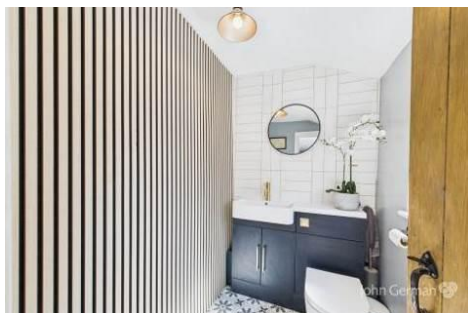
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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