



15, Ticknall Road, Hartshorne, Derbyshire, DE11 7AS

HOWKINS &
HARRISON

15, Ticknall Road,
Hartshorne,
Derbyshire, DE11 7AS

Asking Price: £695,000

A distinctive and substantial detached home, formerly a chapel, now thoughtfully extended and reconfigured to create a stylish and versatile family residence.

Occupying a generous plot of approximately 0.23 acres, the property offers 2504 sqft of well-balanced accommodation, blending character with modern design.

Internally, the layout includes multiple reception spaces alongside an impressive open plan kitchen with adjoining sitting & dining area, while to the first floor are five bedrooms, including a principal suite with dressing area and en-suite, complemented by a family bathroom and separate shower room.

Externally, the property benefits from ample off road parking, a large integral garage and a generous rear garden enjoying open views beyond.



Location

Hartshorne is a well-regarded and conveniently positioned village in South Derbyshire, offering a pleasant blend of countryside surroundings and everyday amenities. The village itself benefits from a primary school, traditional public house, village shop and local walks, while a wider range of facilities can be found in nearby Swadlincote and Ashby-de-la-Zouch. The area is particularly well placed for commuters, with easy access to the A444 and A511, linking to the M42 and A42, providing routes towards Birmingham, Leicester and the wider Midlands. Surrounded by attractive countryside and close to the National Forest, Hartshorne offers an appealing semi-rural lifestyle with excellent connectivity.

Distances:

Swadlincote – 2 miles

Ashby-de-la-Zouch – 4 miles

Burton upon Trent – 6 miles

Derby – 15 miles

Leicester – 20 miles

Nottingham – 25 miles

Birmingham – 30 miles

East Midlands Airport – 12 miles



Accommodation Details - Ground Floor

A front door opens into the dining hall, a welcoming central space which immediately gives a sense of the home's proportions. This room forms the hub of the ground floor, with double doors opening through into the living room, allowing the two spaces to be used either separately or as one larger, sociable area. A walk in coat store, boot room and WC is conveniently positioned off. The living room itself is a particularly attractive reception room, beautifully presented and enjoying plenty of natural light from two windows alongside the arched glazed entrance feature. A fireplace with inset multi-fuel stove creates a lovely focal point and adds warmth and character.

Moving through, the accommodation opens up into the impressive kitchen/sitting/dining area, undoubtedly a standout feature of the property. Thoughtfully designed and finished to a high specification, this superb open plan space centres around a generous island and provides an excellent range of fitted cabinetry and preparation space. The adjoining sitting area creates a natural day-to-day living space, while sliding doors span the rear elevation, opening directly onto the garden and drawing in plenty of natural light along with the open views beyond. Leading off the kitchen is a useful pantry and additional store, enhancing the practicality of the space, while the utility room sits beyond, fitted to complement the main kitchen and providing further workspace.





First Floor

Rising to the first floor, the landing gives access to all five bedrooms, as well as the bathroom and separate shower room, creating a well balanced family layout. The landing itself offers 400sqft of fully boarded walk through loft space with power and light supply. The principal bedroom is positioned to the rear and is a superb main suite, enjoying open views through French doors with a Juliet balcony. A walk-in dressing room leads through to a spacious four piece en-suite. Bedroom two is another well proportioned double room, while bedrooms three and four also offer comfortable accommodation. Bedroom five provides flexibility as a single bedroom, nursery or study. The main family bathroom is fitted with a four piece suite including a freestanding bath and separate shower, while the additional shower room is a valuable addition for busy households.



Outside

Externally, the property is set back behind a wide frontage with ample off road parking and smart porcelain paving leads to the front and rear doors. Gated side access leads to the rear, where a generous porcelain paved terrace spans the back of the property, ideal for seating and entertaining and seamlessly connecting to the kitchen via the sliding doors. The garden is mainly laid to lawn, immaculately maintained and of excellent size, enjoying open views to the rear which enhance the overall sense of space and setting. The attached workshop is accessed externally from the patio, offering a versatile space for a variety of uses. The substantial tandem garage, measuring approximately 34ft in length, is accessed externally from both the front and rear via electrically operated doors, offering excellent storage, parking or workshop potential.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Extended and reconfigured in recent years
- High specification fittings throughout
- Impressive open plan kitchen/sitting/dining area
- Five bedrooms including principal suite
- 34ft tandem integral garage
- Smart paving to front and rear
- Immaculate gardens with open rear views
- 0.23 acre plot
- National Forest village location





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

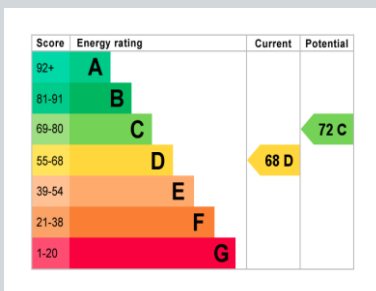
None of the services have been tested. We are advised that the property benefits from mains water, drainage and electricity are connected to the property. The central heating is oil fired and broadband is available.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - E



Howkins & Harrison

58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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