

Cottage Farm

Grangewood, Netherseal, Swadlincote, DE12 8BG

John
German





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£1,395,000

Cottage Farm is an impressive, detached country residence situated in the ever-popular hamlet of Grangewood nestled within the heart of the National Forest.



Cottage Farm is an impressive, detached family residence in a desirable rural location within the hamlet of Grangewood, situated halfway between the villages of Lullington and Netherseal. Just a stone's throw away are some 300 acres of National Forest woodland and permits are available for horse-riding (including a cross-country course), walking and fishing. The nearby village of Netherseal benefits from a village hall, sports club, an extensive public footpath network and an Ofsted Good rated school. The centre of the village is now a conservation area and has many listed buildings such as the 17th century Alms Houses and St. Peter's Church which was built in the 19th century. It is situated four miles south of Swadlincote off the A444. The property is well placed for access to the M42, providing links to the M1, M6 Toll road, A5 and A38. Nearby airports include Birmingham Airport, East Midlands Airport, and mainline railway stations at Burton upon Trent, Tamworth and Birmingham International are all within easy reach. From Tamworth train station there are regular services to London Euston, taking less than 90 minutes, making this location an ideal spot for those working in the capital. Independent schools in the area include Twycross House School, Lichfield Cathedral School, and Repton School.

Cottage Farm is an impressive four/five-bedroom detached family residence offering just over 3,500 sq. ft. of living space across two thoughtfully planned floors and outbuildings - the perfect canvas for a luxurious yet practical lifestyle.

The home boasts three/four impressive and versatile reception rooms, with the heart of the home being the impressive open plan kitchen/dining area. The kitchen is fitted with an extensive range of two-tone wall and base units fitted with quartz worksurfaces over, a generous range of integrated kitchen appliances including a Quooker tap, wine fridge, two dishwashers and two ovens. There is feature under cabinet lighting, windows to the rear and side aspects, and bi-folding doors leading out to the patio seating area. Accessed from the kitchen is the useful utility room and guest cloakroom.

The light and inviting family room is accessed via double oak doors from the kitchen. This cleverly designed room features a log burning stove, carpeted flooring, French doors to the patio at the front of property and an orangery with a large roof lantern, windows to both the rear and side aspects, plus French doors to the delightful gardens.

The second reception room, known as the Whisky Room, is another beautiful space, having exposed beams to the ceiling, Parquet flooring, a traditional open fireplace, a walk-in bay window to the front aspect, carpeted stairs rising to the first-floor landing, double oak doors to the hallway and an oak door leading back into the kitchen.

The versatile third reception room is currently used as a sitting room and has carpeted flooring, an exposed beam to the ceiling, and windows to the front and side aspects. This room would also create an ideal playroom or home/office.

Upstairs, there are four generous double bedrooms, all of which benefit from fitted wardrobes, and two further benefit from their own en-suite. The impressive master bedroom features exposed beams to the ceiling and a Juliet balcony. Bedrooms three and four share the spacious family bathroom.

Outside is where this home really shows off, with well-kept grounds spanning over 1.3 acres, having manicured lawns, an abundance of plants, trees and shrubs, plus an area of woodland. The property is approached via secure electric gates opening onto the large, gravelled drive with adjacent lawns, leading to the detached double garage which boasts an annex above. To the side of the garage is a door leading to the guest WC, and stairs to the bedroom, currently used as a games room. This annex could easily be converted into a separate dwelling or used as offices, subject to obtaining the necessary planning consents.

There are a further two outbuildings; one is a detached useful garden store, and the other is split into four, comprising of a garden kitchen, home gym and two stores. To the rear of the home is an extensive patio seating area, landscaped perfectly for summer entertaining with family and friends. There is also an additional patio seating area to the front of the home.

What 3 Words: [///digitally.regard.targeted](#)

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: Driveway

Electricity supply:

Water supply: Mains

Sewerage: Drainage to a cesspit

Heating: LPG gas

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

Broadband type: Fibre - 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 G

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

Our Ref: JGA15072026

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^m

330.8 m²
3560 ft²

Reduced headroom

13.1 m²
141 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	33 F	
1-20	G		



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