

3, Main Street, Hartshorne, Derbyshire, DE11 7ES

HOWKINS & HARRISON

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Hartshorne,
Derbyshire, DE11 7ES

Guide Price: £325,000

A charming and characterful three-bedroom period home, pleasantly positioned within the sought-after village of Hartshorne. Offering 1301 sqft. of accommodation arranged over three levels, the property combines attractive traditional features with well-proportioned living space, including a generous kitchen, separate dining room and living room, three bedrooms, family bathroom and useful cellar.

Externally, the property is complemented by a mature and established rear garden, with lawn, planted borders and a raised decked seating area, creating an appealing space for outdoor entertaining and family life.

Features

- A character three-bedroom period village home
- Approximately 1301 sqft. accommodation
- Spacious kitchen & cloakroom WC
- Separate living room and dining room
- Useful cellar offering additional versatile space
- Mature rear garden with decked seating
- National Forest countryside walks & attractions close by







Location

Hartshorne is a well-regarded South Derbyshire village, situated around two miles east of Swadlincote and approximately four miles from the historic market town of Ashby-de-la-Zouch. The village offers a pleasant mix of traditional character and countryside surroundings, whilst remaining well placed for everyday amenities and excellent road links. The property sits within the wider National Forest area, renowned for its extensive network of woodland, footpaths and recreational routes. A wide range of leisure attractions are also readily accessible, including Calke Abbey and its historic parkland, Staunton Harold Reservoir, Foremark Reservoir and Conkers at Moira. The area is particularly attractive to walkers and outdoor enthusiasts, with numerous routes linking woodland, open countryside, reservoirs and National Trust parkland.



Accommodation Details - Ground Floor

The property is approached via a rear entrance, opening into a useful entrance area which leads directly into the kitchen. Positioned centrally within the ground floor, the kitchen is fitted with a range of painted units, timber work surfaces and integrated cooking appliances, with space for further freestanding appliances. A broad window provides good natural light, while exposed timbers and an inset stove add to the character of the room. From the kitchen, access is provided to the dining room, a generous and characterful reception space featuring exposed ceiling beams, timber flooring and a substantial brick fireplace housing a stove. The staircase rises from the dining room to the first floor and descends to the useful cellar providing additional storage area beneath the main accommodation. The separate living room sits alongside the dining room and continues the period character, with exposed ceiling beams, timber flooring and a further fireplace with stove. From the living room there is access to a second external entry and exit point, together with the adjoining cloakroom/WC.

First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. Bedroom one is a well-proportioned double room, with a front-facing window and a useful built-in wardrobe cupboard providing fitted storage. Bedroom two is also positioned to the front of the property and offers comfortable bedroom accommodation with space for a range of freestanding furniture. Bedroom three is located to the rear and benefits from an adjoining walk-in area, creating a particularly versatile space that would work well as a nursery, study, dressing area or additional storage.

The family bathroom is fitted with a traditional-style suite comprising a freestanding roll-top bath, separate shower enclosure, wash hand basin and WC. Patterned floor tiling, part-panelled walls and a rear-facing window complete the room.











Outside

To the rear, the property enjoys a mature and enclosed garden with a lawned area, established planting and a variety of shrubs and hedging providing a good degree of privacy. A brick-edged pathway leads through the garden, while a raised decked seating area creates a useful space for outdoor dining and entertaining. There are also several timber garden stores and sheds positioned towards the rear of the plot, offering useful external storage. The garden is well suited to family use, with a combination of lawn, planted borders and seating areas.

There is communal village car park next the Bulls Head public house, just a short walk away and is free to use.

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.

Agents Comments

A wonderfully character village home offering far more space than first impressions suggest. We particularly like the balance between the generous reception rooms, period features and practical family accommodation, together with the mature rear garden and useful cellar. Its position within Hartshorne, with countryside walks and the wider National Forest on the doorstep, makes this a very appealing home for buyers seeking character, space and village life.















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.

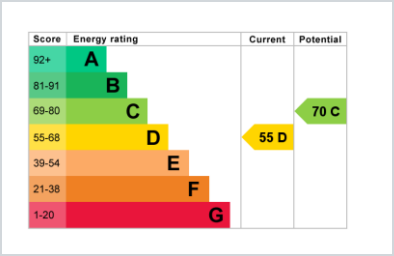
Services

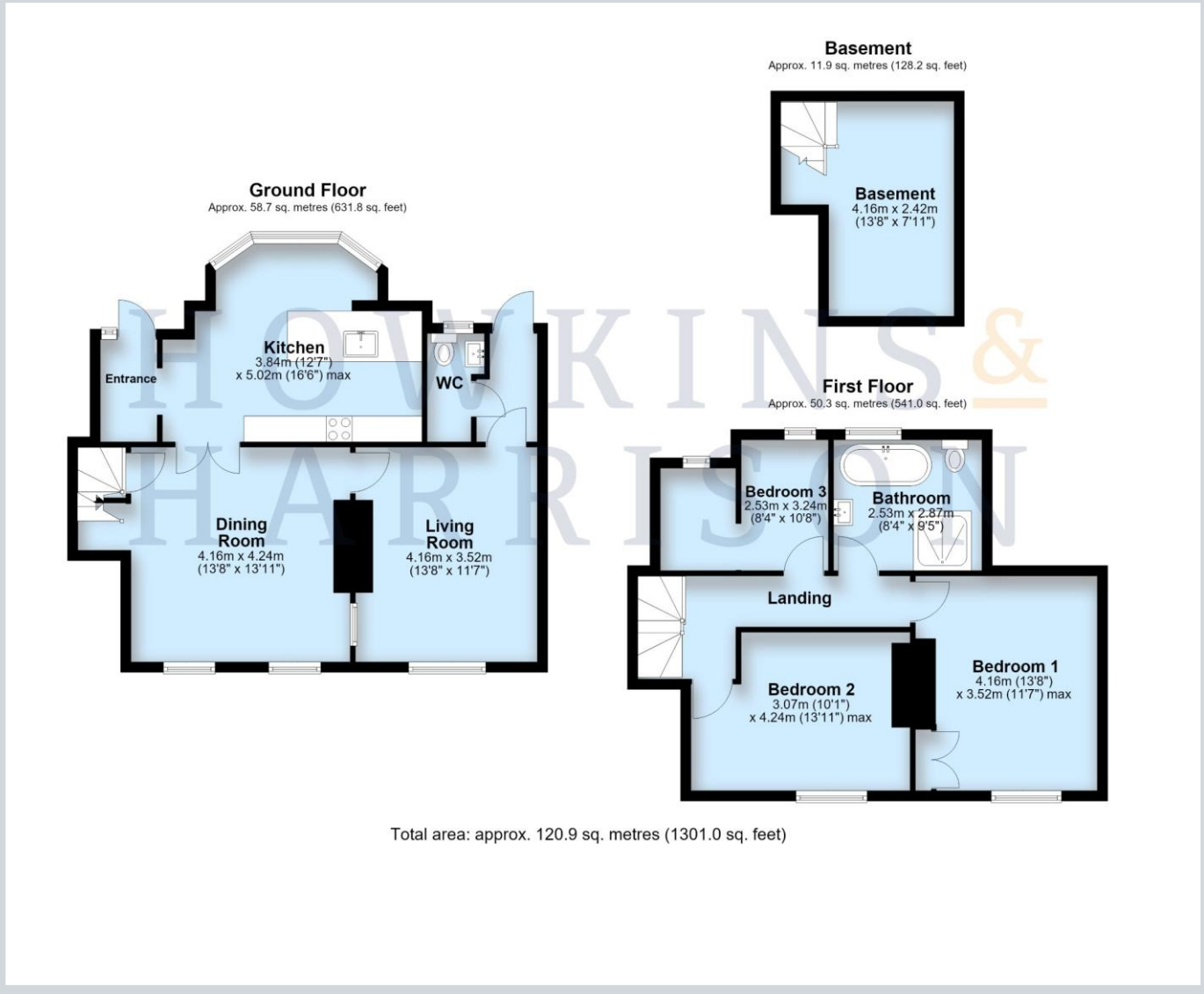
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is via electric.

Local Authority

South Derbyshire District Council - Tel::01283-595795

Council Tax – Band C





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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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