

**Hilltop House, 2 High Street, Linton, Swadlincote, DE12 6QL**  
**Guide price £450,000**



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

## 2 High Street, Swadlincote, DE12 6QL

LIZ MILSOM PROPERTIES are thrilled to present for sale this stunning, picturesque DETACHED home located in the ever-popular village of Linton. This charming property offers spacious living accommodation while beautifully retaining its original country cottage features, making it a rare and characterful find. The ground floor comprises a Reception Hallway with Minton flooring, a spacious Sitting Room, separate Dining Room and a well-appointed fitted Kitchen with a useful Utility Area. A convenient ground floor WC completes the lower floor accommodation. To the first floor, there are three DOUBLE Bedrooms along with a well-proportioned Family Bathroom. Outside, the property continues to impress. The wrap-around walled gardens provide both privacy and charm, alongside off-road parking. Adding to its uniqueness, the original "Blacksmiths Forge" remains in place, complemented by additional outbuildings that offer further potential. This is a truly special home, and early viewing is highly recommended - EPC Rating "D"/Council Tax Band "D".....

### Location

The village of Linton is so well placed for amenities which include a General Store, Church, Chapel, Village Hall, Public House and local Primary School. Situated just off the main A444 (Burton to Nuneaton Road), the village of Linton is surrounded by National Forest woodlands providing a wealth of woodland walks etc, being particularly well placed. Well placed for the commuter, the village is strategically placed with the M42 Junction 11 approximately 3-miles travelling distance. Leading to the major cities of Birmingham, Nottingham and beyond.

### Ground Floor - Overview

The property is accessed via the front entrance door, leading into an impressive Reception Hallway. This welcoming space features a galleried staircase, original Minton flooring, useful understairs storage, and doors providing access to the Sitting Room, Dining Room, and Ground Floor Cloakroom.

The Sitting Room overlooks the front elevation, with its focal point being the attractive multi-fuel stove set within a feature surround, complete with quarry tiled hearth and plinth. Two sash windows allow natural light to flood the room while offering pleasant views over the beautifully presented front garden.

The Ground Floor Cloaks/WC enjoys a window to the rear elevation and is fitted with a two-piece suite, part-tiled walls, and a radiator.

The separate and spacious Dining Room mirrors the Sitting Room, also overlooking the front elevation with a large sash window. This elegant room features block wooden flooring laid in a herringbone design, a further granite and marble fireplace with coal-effect fire, coving to the ceiling, and a radiator. A door leads through to the Utility/Side Hallway area.

The Utility/Side Hallway provides access to the rear elevation and steps down into the charming country cottage Breakfast Kitchen. This generous room offers a range of wall and floor-mounted units, including glazed display cabinets and contrasting work surfaces. Additional features include a beamed ceiling with downlighters, ceramic tiled flooring, a radiator, and double-glazed window. The kitchen also benefits from a sink and drainer with mixer tap, an electric cooker included in the sale, and plumbing and space for further appliances.

### First Floor - Overview

Leading from the Reception Hallway, an impressive winding staircase rises to the first floor, giving access to all upstairs accommodation. The Principal Bedroom is a superbly sized DOUBLE Bedroom overlooking the front elevation, featuring carpeted flooring, a centre light point, radiator, and an attractive ornamental cast iron fireplace with tiled hearth.

The Inner Hallway offers access to the roof space and provides panelled doors to Bedrooms Two and Three. Bedroom Two overlooks the side elevation, enjoying beautiful views of the gardens. This room includes a radiator, centre light point, and a second ornamental cast iron fireplace with tiled hearth, adding further character.

Bedroom Three is also a generous DOUBLE Bedroom, benefitting from twin sash windows overlooking the front garden, a radiator, and centre light point.

The accommodation is completed by the Family Bathroom, fitted with a four-piece suite comprising a mains-fed shower cubicle, low-level WC, pedestal wash hand basin, and panelled bath.

### Reception Hallway

### Ground Floor Cloaks

- Stunning Detached "Victorian" Home
- Reception Hallway
- Separate Dining Room
- Three DOUBLE Bedrooms
- Forge & Gated OFF ROAD PARKING
- Period Features Retained
- Spacious Sitting Room
- Cottage Kitchen & Ground Floor Cloaks
- Four Piece Family Bathroom
- Outbuildings & Stunning Gardens

### Outside - Overview

Outbuildings There are three outbuildings belonging to this property which all have electricity and power - ideal for a range of storage uses.

"The Old Blacksmiths Forge" - 14'8 x 14'3 (4.47m x 4.34m)

Formerly the Farrier's workshop and yard, this open-fronted space includes a side service door leading through to the extensive newly laid patio area. The Forge is accessed from Caldwell Road via private double gates, opening onto the OFF ROAD PARKING block-paved DRIVEWAY, which provides ample space for several vehicles and even a caravan.

### Garden Areas

The garden area evokes the charm of "The Secret Garden", accessed through a half wooden gate that opens into a beautifully mature space filled with established shrubs and trees. Enclosed by walls, the garden provides a wonderful sense of seclusion, offering distinct areas for socialising, growing, and relaxation.

Steps lead up to a shaped lawn with a cobbled pathway guiding you toward the spacious patio area. A greenhouse—included in the sale—sits conveniently within the garden, and a rear access gate leads directly through to the off-road parking and driveway.

From the Forge, a service door opens back onto the main patio, which then flows into a smaller, more intimate patio area—perfect for enjoying breakfast outdoors or unwinding in the evening.

### Agents Note & Key Features

This picturesque and character-filled detached village home offers generous living accommodation with beautifully retained country cottage features throughout. The ground floor boasts an impressive Reception Hallway with original Minton flooring, spacious Sitting Room and Dining Room each with sash windows and feature fireplaces, a charming Breakfast Kitchen with beamed ceiling, plus a Utility/Side Hallway and ground floor Cloaks/WC.

Upstairs, an elegant winding staircase leads to three DOUBLE Bedrooms, all enjoying garden or front elevation views and complemented by attractive cast iron fireplaces. A well-appointed four-piece Family Bathroom completes the first floor.

Externally, the mature walled gardens evoke the magic of a "Secret Garden", offering privacy, seating areas, shaped lawns, established planting, and a spacious newly laid patio. A greenhouse is included, along with gated rear access to the OFF ROAD PARKING.

The property also benefits from the remarkable former Farrier's Forge, an open-fronted historic space with side service door, providing a unique feature alongside a private double-gated entrance from Caldwell Road, leading to a block-paved driveway with ample parking for multiple vehicles or a caravan.

A rare opportunity to acquire a home of charm, character, and generous outdoor space—early viewing is strongly recommended.

### Spacious Sitting Room

16'6" x 16'6" (5.05m x 5.05m)

### Separate Dining Room

16'6" x 16'6" (5.05m x 5.05m)

### Country Cottage Kitchen & Utility Area

8'11" x 6'9" ( 2.74m x 2.06m )

### Country Cottage Kitchen

18'4" x 9'8" (5.61m x 2.97m)

### Stairs Leading to the First Floor & Landing

### Principal Bedroom

16'2" x 12'2" ( 4.95m x 3.71m )

### Bedroom Two

16'6" x 8'0" (5.05m x 2.44m)

**Bedroom Three**  
13'1" x 8'3" (4.01m x 2.54m)

**Family Bathroom**  
8'2" x 6'11" (2.49m x 2.13m)

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**Measurements**  
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

**Services**  
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

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## Directions

For SatNav purposes follow: DE12 6QL

GROUND FLOOR  
1010 sq.ft. (93.9 sq.m.) approx.

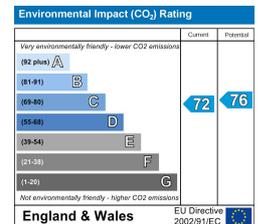
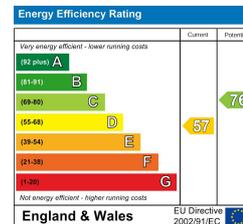


1ST FLOOR  
632 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1643 sq.ft. (152.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX

Band: D

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



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