



Connells

Shires Cottage Lullington Road
Coton-In-The-Elms Swadlincote

Shires Cottage Lullington Road Coton-In-The-Elms Swadlincote DE12 8EP

for sale offers in the region of
£475,000



Property Description

****RURAL SETTING****

A Truly Stunning Three-Bedroom Barn Conversion in a Picturesque Countryside Setting. Set amidst the beautiful surrounding countryside of Coton in the Elms, this truly stunning three-bedroom barn conversion offers a wonderful blend of character, space and contemporary living. Presented in exceptional condition throughout, this impressive home enjoys spectacular countryside views and an idyllic rural setting, making it a superb choice for those seeking a peaceful lifestyle without compromising on style or practicality. From the moment you arrive, the property makes a lasting impression, with three off-road parking spaces to the front, a garden providing space to relax and enjoy the surroundings, and a useful external outbuilding with power, offering excellent versatility for a variety of uses. Internally, the accommodation is both spacious and thoughtfully arranged. The ground floor features an impressive lounge, providing a superb space for relaxing and entertaining, with ample room for a range of furnishings. The generous kitchen, offers excellent space for everyday family life and dining. Further ground-floor accommodation includes a useful office, ideal for home working, a separate utility/WC area and a welcoming hallway. A particularly attractive feature is the spacious principal bedroom complemented by its own en-suite shower room. To the first floor, two further well-proportioned bedrooms provide flexible accommodation alongside a family bathroom.

Entrance Hallway

Guest Wc /Utility Room

6' 11" x 5' 7" (2.11m x 1.70m)

Study

7' 3" x 6' 11" (2.21m x 2.11m)

Kitchen

18' 10" x 15' 2" (5.74m x 4.62m)

Lounge Diner

21' 2" x 18' 10" (6.45m x 5.74m)

Ground Floor Bedroom

18' 4" x 13' 3" (5.59m x 4.04m)

En-Suite Bathroom

First Floor

Bedroom Two

13' 9" x 11' 3" (4.19m x 3.43m)

Bedroom Three

13' 9" x 10' (4.19m x 3.05m)

Shower Room

Pleasant Garden

Stunning Views

Outbuilding With Power

Allocated Parking X 3

Coton In The Elms

Coton in the Elms is a much sought after village set in The National Forest on the borders of Derbyshire, Leicestershire, Staffordshire, and Warwickshire. The village has a well kept green bisected by the Pessall Brook and is home to its sandstone church, village hall, primary school, and 2 public houses. There is easy access to enjoy the forest that abuts the village. Walking, cycling, shooting and equestrian activities are nearby.

A number of local secondary schools including John Taylor are served by dedicated transport. Derby High, Dixie Grammar, Lichfield Cathedral, Repton and Twycross Schools are all within easy travelling distance.

With the A38 to the West and M42 in the East both within 10 minutes, Coton in the Elms is ideally accessible to Birmingham, Derby, Leicester and Nottingham. Regional and National Rail travel from Burton upon Trent, Lichfield and Tamworth provide direct links to Birmingham, Derby and London. The international airports at Birmingham and East Midlands are a short drive away

Externally

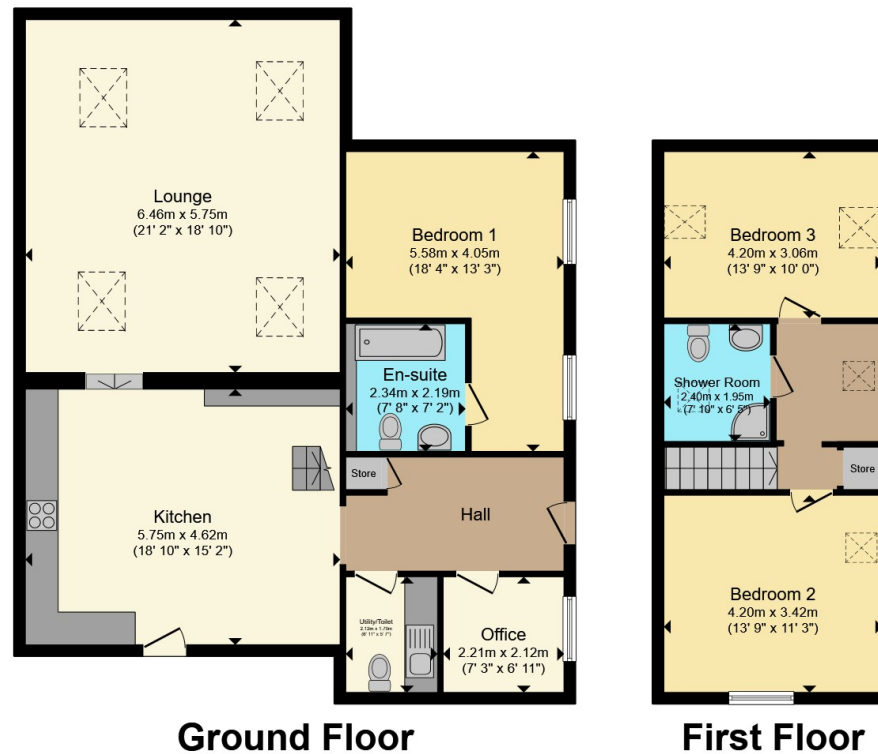
Outside, the property continues to impress, with its garden, private parking and powered outbuilding adding to the overall appeal. The surrounding countryside provides a wonderful backdrop, with spectacular views enhancing the sense of tranquillity and rural charm.

Beautifully presented, generously proportioned and enviably positioned, this exceptional barn conversion offers a rare opportunity to enjoy stylish countryside living in the sought-after village of Coton in the Elms. Early viewing is highly recommended to fully appreciate the quality, setting and lifestyle this wonderful home has to offer.









Total floor area 145.6 m² (1,568 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312540



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