

The Old Post Office, Bells End Road

Walton-on-Trent, Swadlincote, DE12 8ND

John German



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Guide Price £475,000

Nestled in the heart of the highly regarded village of Walton-on-Trent, this charming and historic semi-detached cottage, formerly known as The Old Post Office, beautifully combines period character with thoughtful modernisation by the current owners.

Retaining many original features including exposed beams, quirky walls, characterful doors and charming architectural details throughout, this is a home full of warmth and personality. The village itself offers a strong sense of community alongside a range of everyday amenities including a village shop, public houses, a primary school and recreational facilities, whilst enjoying excellent transport links to nearby towns including Swadlincote, Burton upon Trent and Derby, as well as convenient access to the A38 and A50 for commuters.

The accommodation begins with a practical entrance porch, perfect for storing coats, boots and shoes before stepping into the welcoming living room. This superb reception space features a cosy log-burning stove, exposed beams and French doors opening onto the rear garden, creating an ideal setting for both relaxing evenings and entertaining guests. The kitchen has been thoughtfully designed with a range of shaker-style base units complemented by ample worktop space and includes an integrated oven, microwave, induction hob with extractor over, Belfast sink, drawers, and a useful pantry cupboard. Leading on from the kitchen is a generously proportioned utility room offering additional wall and base units, a second sink and space for both a washing machine and tumble dryer, together with a convenient ground floor WC. To the rear of the property is a formal dining room, providing an excellent space for family meals and entertaining. Beyond this is the fourth bedroom, a versatile room currently ideal as a guest bedroom, home office or study.

To the first floor are three double bedrooms. The principal bedroom is well-proportioned and benefits from an adjoining room currently utilised as a dressing room, although it could equally serve as a third double bedroom if required. The second bedroom is another generous double and benefits from fitted wardrobes. Completing the first floor accommodation is the family bathroom, fitted with a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an attached carport providing off-road parking, useful additional storage and rear access to the garden. The rear garden is a particular highlight of the property. An initial patio area leads via steps to an extensive lawned garden featuring mature shrubs, bushes and established planting. A further raised patio area creates a wonderful sun trap, enclosed by attractive trellising to provide a more private seating area. Positioned at the very rear of the garden is a spectacular shepherd's hut, currently utilised for temporary guest accommodation and offering exciting potential for holiday letting or Airbnb use, subject to obtaining any necessary consents.

Situated on Bells End Road in Walton-on-Trent, this unique home offers an exceptional opportunity to acquire a character property that successfully blends historic charm with modern-day convenience, all whilst being surrounded by attractive South Derbyshire countryside and nearby riverside walks.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Agents notes: The property is in a conservation area.

Property construction: Standard

Parking: Carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Cable - 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 D

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

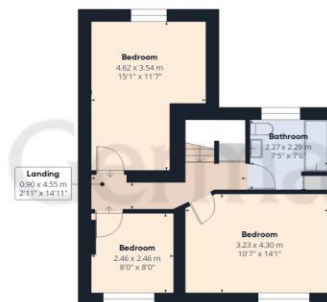
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

123.7 m²

1331 ft²

Reduced headroom

2.1 m²

23 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 only.

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Agents' Notes

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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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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