

Main Street

Lockington, Derby, DE74 2RH

John German





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£895,000

An exceptional Georgian estate farmhouse set in just over half an acre in the sought-after village of Lockington. Beautifully modernised, the home offers five bedrooms, two bathrooms, generous living space, a self-contained two storey annexe and stunning walled gardens with countryside views.



Standing within approximately half an acre of beautifully landscaped grounds, this exceptional former estate farmhouse presents a rare opportunity to acquire a substantial and characterful family home in the heart of the highly sought-after village of Lockington. Sympathetically modernised and upgraded by the current owners, the property effortlessly combines period charm with modern family living, enjoying an enviable east-to-west orientation and far-reaching countryside views.

The main house offers generous and light-filled accommodation throughout. The ground floor is centred around a welcoming reception hall with oak flooring, leading to two impressive reception rooms offering living room and dining room, both enjoying views across the formal walled gardens to the rear and the fore garden to the front. At the heart of the home is a beautifully extended cottage-style dining kitchen by Cotteswood of Oxfordshire, fitted with bespoke solid maple cabinetry, quality integrated appliances and a light-filled dining area with tall picture windows and glazed door opening directly onto the terrace and garden-perfect for modern family life and entertaining. Completing the ground floor are a boot room, walk-in cloakroom, separate utility/laundry room and guest cloakroom.

To the first floor are five well-proportioned double bedrooms. The principal bedroom enjoys dual-aspect views and a modern en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom featuring a Villeroy & Boch white suite, comprising a panelled bath with central mixer tap, pedestal wash hand basin and WC, complemented by a corner cubicle with Aqualisa shower. Finished with partly tiled walls, ceramic tiled flooring, sliding sash window to the front, central heating radiator, extractor fan, coving and picture rail.

To the rear of the property lies an impressive two-storey former barn and stable block, offering outstanding flexibility. This detached building includes a fully self-contained annexe with living/bedroom space, kitchenette and bathroom, ideal for multi-generational living or guest accommodation. In addition, there is a large games/entertainment room formerly the milking parlour, two office spaces (with previous commercial use), and a garage, making this an ideal setup for home working, creative pursuits or incorporating into the living space above to create one large two storey Annexe Barn.

Externally, the property is approached via a private driveway with double wrought-iron gates leading to a generous courtyard providing ample off-road parking. The gardens are a particular highlight, featuring manicured formal walled gardens, a terrace ideal for outdoor dining, mature borders, and a wisteria-clad elevation. Beyond the formal garden lies an adjoining private paddock/meadow, bounded by mature trees and hedgerows, offering privacy, space and stunning open countryside views. The total plot slightly approaches half an acre.

Lockington is a quintessentially English village with origins dating back to the Domesday Book, situated on the borders of Derbyshire and Nottinghamshire. Despite its unspoilt rural charm, the village benefits from exceptional transport links, with easy access to Castle Donington, East Midlands Airport, East Midlands Parkway (with direct rail links to London), and excellent road connections to Nottingham, Derby, Leicester and Birmingham.

Properties of this calibre, setting and versatility are rarely available on the open market. Early viewing is strongly recommended to fully appreciate the character, space and lifestyle this remarkable home has to offer.

Agent's Notes

- The property is situated within a designated conservation area.
- The summer house is available by separate negotiation.
- There is a legal right of way for all purposes over neighbour's driveway providing additional gated access to the rear and meadow, subject to payment of a fair proportion of maintenance and repair costs; this right of way was extended in 1998. (last recorded charge at a nominal £45 in 2017).
- The current owners previously operated a sole trader business from the barn until 2017; there is presently no council tax charge for the barn, which is expected to be reassessed following a change of ownership.
- The title is subject to historic restrictive and personal covenants dating from 1977 and 1979. Personal covenants include the obligation to erect and permanently maintain a brick boundary wall and a cattle-proof post and rail fence, with the right (within an 80-year period) to install a gateway in a specified location.

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: Traditional

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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: North West Leicestershire District Council / Tax Band G

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

Our Ref: JGA/03022026

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾
 3356 ft²
 311.7 m²
 Reduced headroom
 4 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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



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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



