

# Top Street

Appleby Magna, Swadlincote, DE12 7AH

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Offers over £850,000

A home where history and design collide in spectacular harmony. This architecturally transformed cottage unveils a bold reimagining of rural living — a space of light, flow, and refined craftsmanship at the heart of Appleby Magna.

This stunning five-bedroom detached cottage perfectly blends historic charm with contemporary luxury. Beautifully renovated and extended throughout, it offers a wealth of versatile living space, high-end finishes, and landscaped gardens ideal for family life and entertaining. Set in the heart of sought-after Appleby Magna, the home features underfloor heating to the living areas, new roof, windows, and services, and a seamless balance between period craftsmanship and modern efficiency. Highlights include a breathtaking 37' x 14'4" open-plan living/dining kitchen, living room with lantern roof and bifold doors, a snug sitting room with inglenook fireplace, and a flexible ground-floor annexe - perfect for guests, relatives, or home working. Upstairs, four double bedrooms include a luxury vaulted principal suite, while the bathrooms are finished to a boutique hotel standard.

Appleby Magna is one of the region's most desirable historic villages - a charming conservation area set amidst rolling countryside on the Leicestershire–Derbyshire border. It offers a vibrant community with a well-regarded primary school, traditional village pub, and quick access to open countryside and scenic walks. Ideally positioned for commuters, Appleby Magna lies just minutes from the M42 (Junction 11), giving excellent connections to Ashby-de-la-Zouch, Tamworth, Birmingham, and Derby. The nearby Market Bosworth and Ashby towns provide boutique shopping, restaurants, and leisure facilities. Perfect for those seeking village life with contemporary comfort, Appleby Magna blends history, community, and convenience in one exceptional location.

**Ground Floor:** A winding brick-edged path leads to the entrance, opening into a welcoming reception hallway with oak flooring that flows throughout the ground floor. To one side, the original cottage reveals a snug sitting room full of period character, with exposed beams and a brick inglenook fireplace forming a charming focal point. Beyond, the home unfolds into a spectacular open-plan living space, crowned by a glazed lantern roof and full-width bifold doors leading onto a large composite-decked terrace - creating a seamless connection between indoors and out.

The heart of the home is the stunning living-dining kitchen - a perfect fusion of traditional shaker design and contemporary flair. Finished in regal dark royal blue cabinetry with composite worktops, it includes twin tall fridge freezers, double ovens, microwave, dishwasher, and induction hob, plus thoughtful details such as integrated bin storage and Belfast sink. There's ample space for a large dining table and relaxed family seating, with French doors opening onto the garden terrace. A utility room with matching cabinetry and Belfast sink provides further practicality, along with a stylish cloakroom/WC featuring metro tiling and modern fixtures.

#### Annexe / Independent Wing

To one side, accessed from the sitting room a flexible ground floor wing offers excellent annexe potential - ideal for a relative, guests, or a private workspace. It includes:

- A characterful reception/bedroom with feature fireplace and beamed ceiling.
- A contemporary open-plan kitchen/living space with integrated appliances and French doors to the terrace.
- A modern shower room with rainfall shower, vanity storage, and sleek grey tiling.

This suite can be fully self-contained or easily integrated into the main home.

**First Floor:** A characterful landing showcases exposed roof trusses with doors leading to four double bedrooms. The principal suite impresses with its part-vaulted ceiling, exposed beam, and a private luxury ensuite featuring a vanity wash hand basin with black fittings, illuminated mirror, WC, and rainfall corner shower. The family bathroom is equally well appointed, offering a shaped shower bath, dual rainfall shower, exposed wall beams with beautiful tiling around, vanity with inset sink with wc to the side and illuminated mirror set above.

**Outside:** To the rear, the landscaped garden features a full-width composite decked terrace ideal for dining and entertaining, with steps rising to a large lawn garden bordered by a traditional brick wall on one side with gated side access. At the far end accessed by a private drive sits a double garage with electric up-and-over doors, EV charging provision, and brick-built workshop/storage room to the side. Ample parking is available on the driveway.

#### Agents notes:

-Some of the images have been CGI staged.

-There is an annual community service charge of £240

-The property is in a conservation area

-It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**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:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

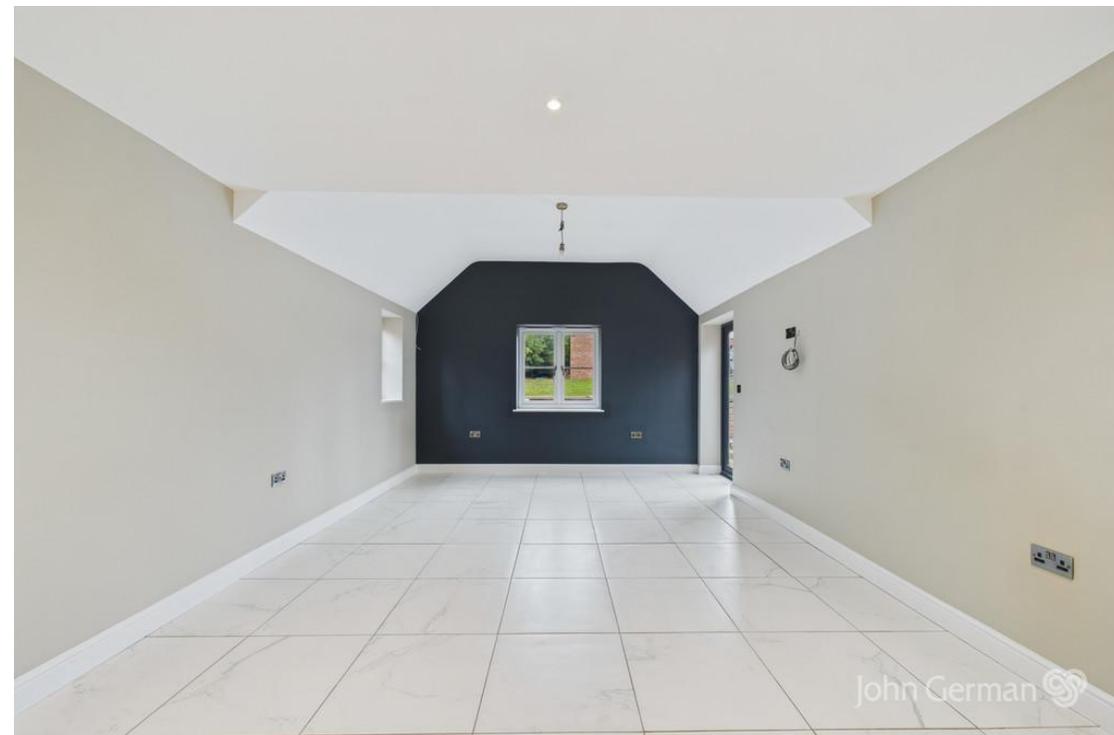
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA1410202

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

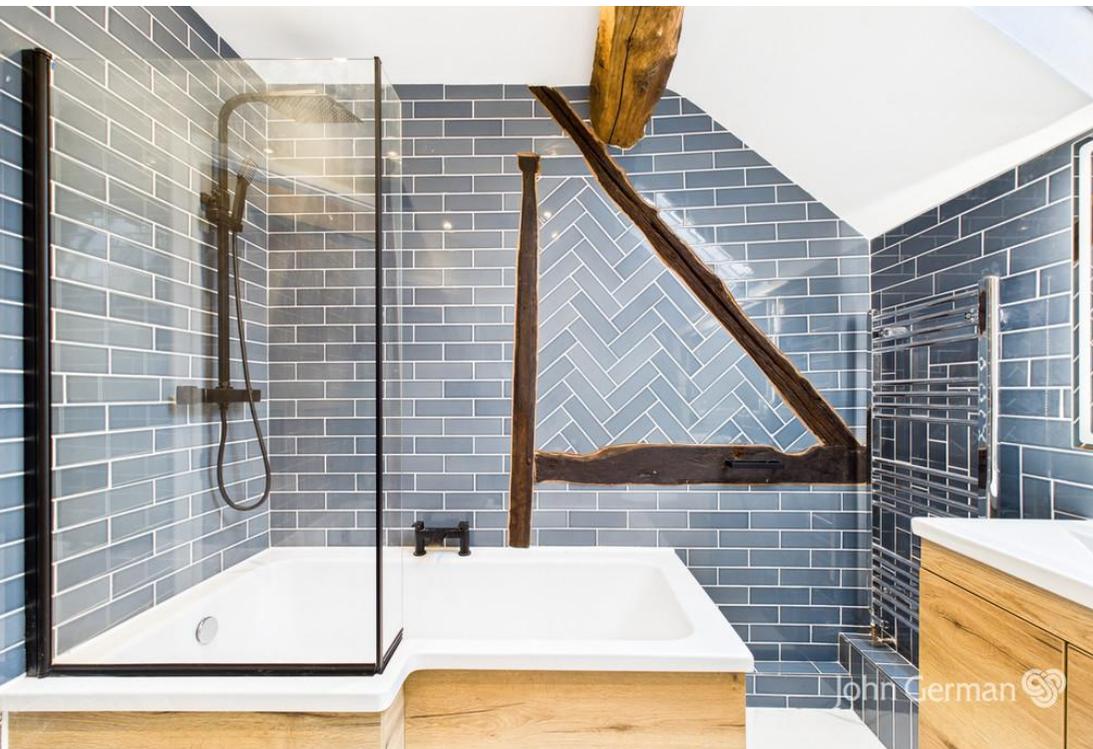


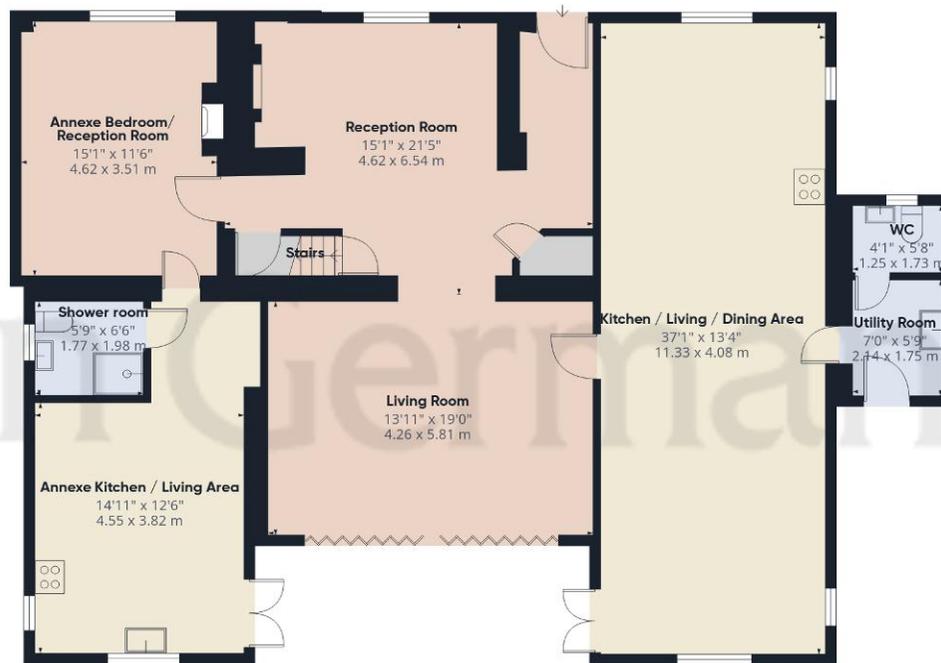


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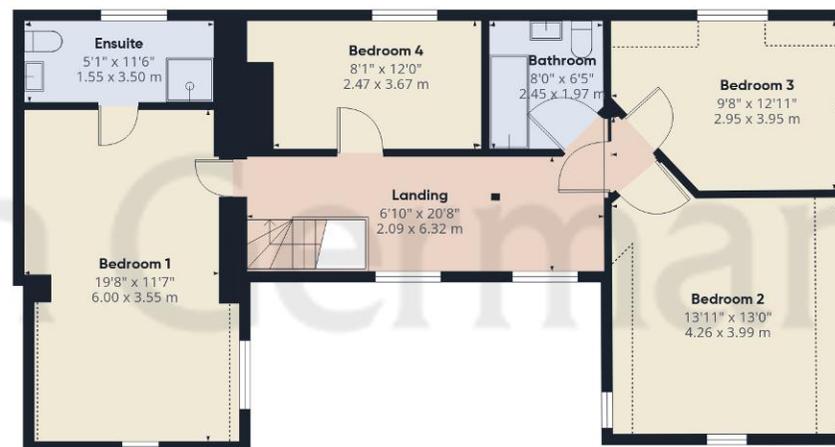








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2460 ft<sup>2</sup>

228.6 m<sup>2</sup>

**Reduced headroom**

52 ft<sup>2</sup>

4.8 m<sup>2</sup>

(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.

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## 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.

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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