



Woodlands, 58 Church Street, Swadlincote, Derbyshire, DE11 8LF

HOWKINS &
HARRISON

Woodlands,
58 Church Street, Swadlincote,
Derbyshire DE11 8LF

Asking Price: £525,000

Dating back to circa 1890, Woodlands is a rare and highly distinctive period residence offering an exceptional amount of character, space and lifestyle appeal in a highly convenient Swadlincote setting.

Extending to 3,270 sqft. across the main accommodation and basement, this substantial home offers flexible living arranged over multiple floors, with six bedrooms, several reception spaces and a wealth of original charm. The ground floor provides an impressive balance of formal and everyday living, including a sitting room, living room, dining room, kitchen, utility and a ground floor bedroom with en suite. The basement adds further versatility with cellar, storage and a sauna room, while the upper floors provide five further bedrooms, bathrooms, a dressing room and useful eaves storage. Externally, the property is equally impressive, with parking for up to three vehicles, a swimming pool and beautifully established gardens extending to the rear.

The garden provides a rare sense of space and privacy so close to the town centre, with lawned areas, mature trees, planting, terraces and a charming pergola walkway.



Location

Woodlands, 58 Church Street is situated within the heart of the National Forest, in the popular South Derbyshire town of Swadlincote. This well-connected location offers a wide range of everyday amenities including shops, supermarkets, cafés, restaurants and leisure facilities, all within easy reach. The area is particularly well known for its access to outdoor pursuits, with nearby woodland walks, cycle routes and nature trails forming part of the wider National Forest landscape. The property is also conveniently positioned close to Swadlincote Ski and Snowboard Centre (dry ski slope) and the Green Bank Leisure Centre, providing excellent recreational opportunities.

The surrounding area benefits from a selection of well-regarded schooling for all ages, along with good transport links to a number of nearby towns and cities, making it an ideal location for both families and commuters.

Travel Distances

Ashby-de-la-Zouch – 5 miles

Derby – 14 miles

Lichfield – 15 miles

Tamworth – 14 miles

A38 – 6 miles

A42/M42 – 7 miles

East Midlands Airport – 14 miles



Accommodation Details - Ground Floor

Entering the property, you are immediately struck by the sense of space and character, with a welcoming reception hall showcasing original tiled flooring and an elegant staircase rising to the upper floors. High ceilings, decorative coving and period detailing set the tone for this impressive home. To the front, the principal living room is a beautifully light and inviting space, featuring a large window and an attractive fireplace, and flowing seamlessly through to the formal dining room. This open-plan arrangement creates a superb setting for both everyday living and entertaining, with the dining room itself offering generous proportions and refined period detail. A separate sitting room provides a more private and cosy reception space, ideal for relaxation, and leads through to bedroom six. This versatile room benefits from en suite facilities and sliding doors opening directly onto the pool terrace, making it perfectly suited for guests, multigenerational living or even as a self-contained suite.

The kitchen is well laid out and functional, offering ample workspace and storage, with sliding doors opening directly onto the pool terrace, creating a seamless connection between inside and out. The lower ground floor reveals a highly versatile basement level, incorporating a large cellar and storage area alongside a dedicated sauna room, offering excellent potential for leisure, hobbies or further accommodation, depending on requirements.





Agents Comments

Homes of this scale, character and quality rarely come to the market, particularly with such extensive accommodation and standout outdoor features.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Upper Floors

To the first floor, the generous proportions continue with a range of well-sized bedrooms arranged off a central landing. The principal bedroom benefits from its own dressing room and en suite bathroom, while the remaining bedrooms are served by a well-appointed four-piece family bathroom, comprising both a bath and separate shower cubicle, providing excellent flexibility for family living.

The second floor offers further bedroom accommodation, ideal for guests, older children or workspace requirements, with an abundance of eaves storage adding practicality.

Outside

Externally, the property is equally impressive. To the rear, a substantial and beautifully maintained garden extends to a notable length, predominantly laid to lawn with mature borders, trees and seating areas, creating a private and tranquil setting. A standout feature is the outdoor swimming pool with surrounding terrace, ideal for entertaining during the warmer months. To the front, the property benefits from off-road parking for multiple vehicles.

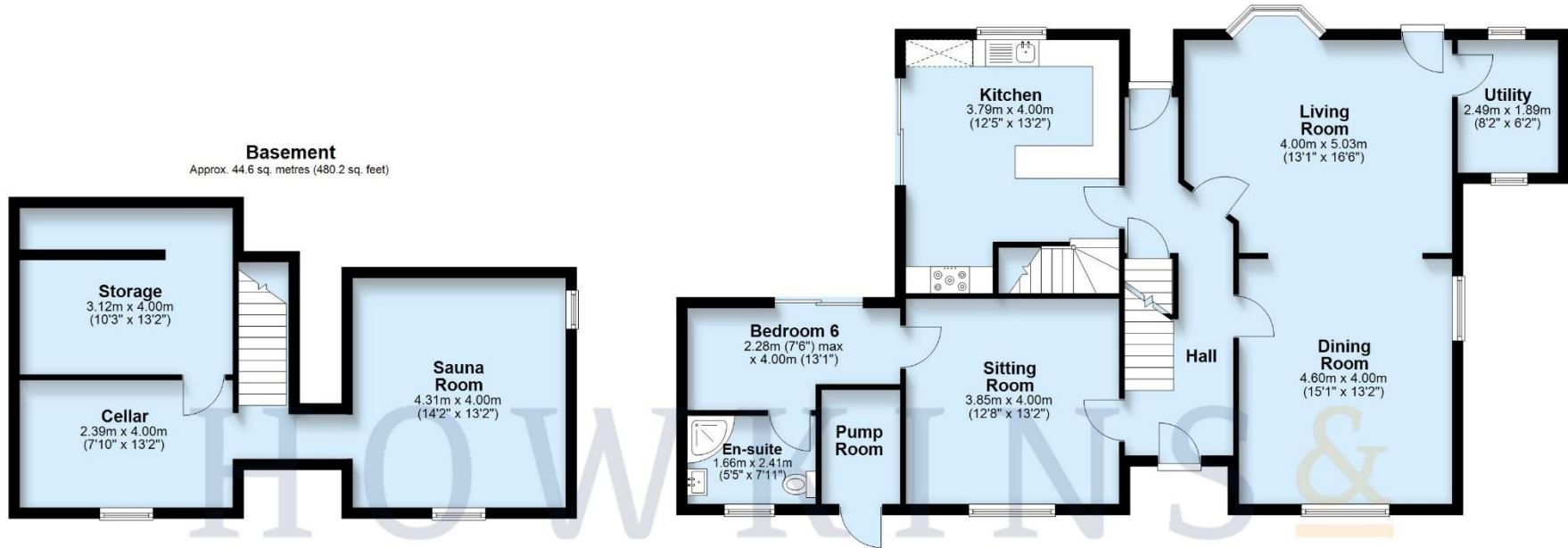


Features

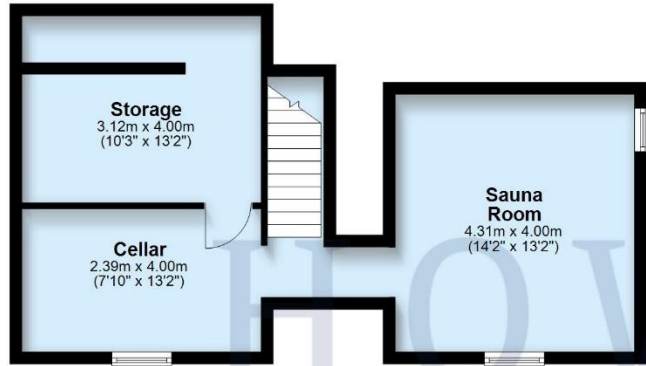
- Substantial period home dating from circa 1890
- Over 3,200 sq ft versatile accommodation
- Six bedrooms across multiple floors
- Impressive cellar and basement with sauna
- Three elegant reception rooms
- Character features retained throughout property
- Beautiful landscaped, private rear garden
- Outdoor swimming pool with entertaining terrace
- Off-road parking for up to three vehicles
- Rare opportunity within sought-after location



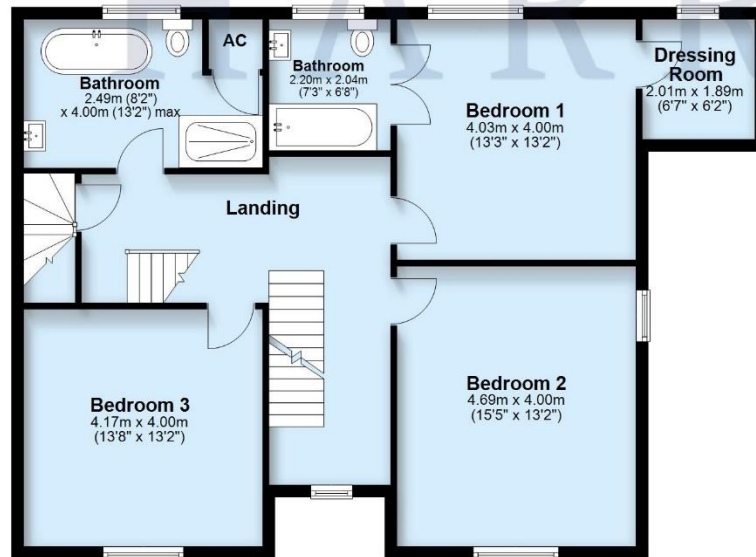
Ground Floor
Approx. 106.0 sq. metres (1140.7 sq. feet)



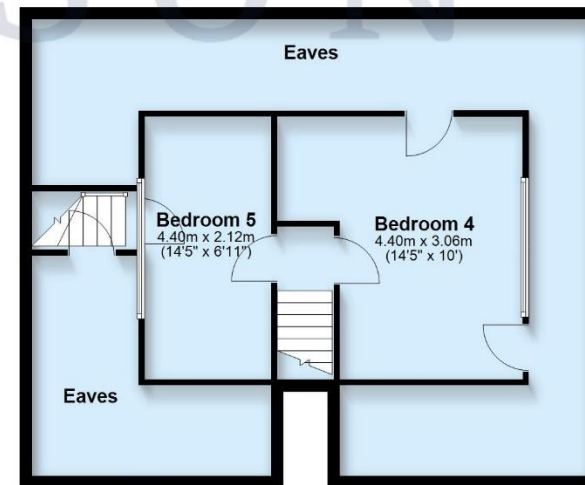
Basement
Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor
Approx. 92.9 sq. metres (999.6 sq. feet)



Second Floor
Approx. 69.4 sq. metres (746.8 sq. feet)



Total area: approx. 312.8 sq. metres (3367.3 sq. feet)

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

South Derbyshire District Council - [Tel:01283-595795](tel:01283-595795)

Council Tax

Band - F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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