



Botts Lane

Appleby Magna, Swadlincote, DE12 7AL

£820,000

# Property Features

- Over 4,200 sq. ft. of beautifully presented, character-filled accommodation in the heart of Appleby
- Fully insulated timber outbuilding currently used as a gym and bar, versatile for a variety of uses.
- Stunning 36ft open-plan living kitchen — high specification, perfect for entertaining and family life
- Two gated gravel driveways providing extensive off-road parking and separate access to the annexe.
- Spacious dual-aspect lounge and impressive garden room with log burner, Velux windows, and bi-folding
- Six generous bedrooms, including a luxurious principal suite with balcony, walk-in wardrobe, and en-
- Self-contained ground floor annexe with its own entrance, kitchen, lounge, bedroom, and three shower
- High-quality bathrooms throughout, including a four-piece family bathroom and two en-suites.
- Beautifully landscaped rear gardens with patio areas, lawn, and a private courtyard setting.
- Prime village location with excellent access to the M42 and top-rated schools including Sir John Moo



## Full Description

Nestled in the sought-after village of Appleby Magna, this impressive six-bedroom detached character home offers over 4,200 sq. ft. of beautifully presented accommodation. Combining period charm with modern living, the property features multiple reception spaces, a self-contained annexe, and stunning landscaped gardens, perfect for family life or multi-generational living.

### THE FORE

Set back behind two gated gravel driveways, the property enjoys an attractive frontage with ample off-road parking and separate access to the self-contained annexe.

### GROUND FLOOR

A welcoming entrance hall filled with natural light leads to a study, utility room, and cloakroom WC. The heart of the home is a magnificent 36ft open-plan living kitchen, finished to a high specification and ideal for entertaining. The spacious dual-aspect lounge/family room opens onto a charming courtyard, while the impressive garden room features bi-folding doors, Velux windows, and a log burner for year-round comfort. The adjoining annexe offers its own entrance, lounge, kitchen, double bedroom, and three shower areas, ideal for guests, extended family, or rental use.

### GARDEN ROOM

17' x 16' 6" (5.18m x 5.03m)

### OPEN PLAN DINING ROOM/KITCHEN

12' 6" x 35' 1" (3.81m x 10.69m)

### DINING ROOM

12' 6" x 18' 4" (3.81m x 5.59m)



**KITCHEN**

13' x 16' 9" (3.96m x 5.11m)

**WC**

2' 9" x 3' 8" (0.84m x 1.12m)

**UTILITY ROOM**

8' 4" x 4' 8" (2.54m x 1.42m)

**OFFICE**

8' x 8' 4" (2.44m x 2.54m)

**LIVING ROOM**

25' 5" x 13' 2" (7.75m x 4.01m)

**BAR**

13' 6" x 13' 2" (4.11m x 4.01m)

**HALLWAY SHOWER ROOM**

2' 9" x 7' 5" (0.84m x 2.26m)

**KITCHEN TWO**

8' 8" x 11' 3" (2.64m x 3.43m)

**KITCHEN SHOWER ROOM**

7' 3" x 5' 5" (2.21m x 1.65m)

**SITTING ROOM**

14' 1" x 13' 2" (4.29m x 4.01m)

**SHOWER ROOM ENTRY**

10' 6" x 3' 2" (3.2m x 0.97m)

**FIRST FLOOR**

Two staircases lead to six generous bedrooms, including a stunning principal suite with walk-in wardrobe, en-suite shower room, and private balcony. A further bedroom benefits from an en-suite, while the remaining rooms are served by a luxurious four-piece family bathroom.

**BEDROOM ONE**

12' 6" x 27' 2" (3.81m x 8.28m)

**BEDROOM ONE EN-SUITE**

7' 7" x 4' 2" (2.31m x 1.27m)

**BEDROOM TWO**

13' 4" x 13' 6" (4.06m x 4.11m)



### BEDROOM THREE

12' 5" x 9' 8" (3.78m x 2.95m)

### BEDROOM THREE EN-SUITE

9' 7" x 3' 2" (2.92m x 0.97m)

### BEDROOM FOUR

13' 3" x 8' 9" (4.04m x 2.67m)

### BEDROOM FIVE

11' 4" x 13' 6" (3.45m x 4.11m)

### BEDROOM SIX

10' x 9' 8" (3.05m x 2.95m)

### BATHROOM

7' 3" x 9' 6" (2.21m x 2.9m)

### THE REAR

The landscaped rear gardens offer a peaceful retreat, with a mix of patio and lawned areas surrounding a beautifully maintained courtyard. A fully insulated timber outbuilding, currently used as a gym and bar, adds versatility to this impressive outdoor space.

### SUMMERHOUSE/BAR

13' 9" x 7' 8" (4.19m x 2.34m)

### GYM

19' 5" x 11' 6" (5.92m x 3.51m)

### PLAYHOUSE

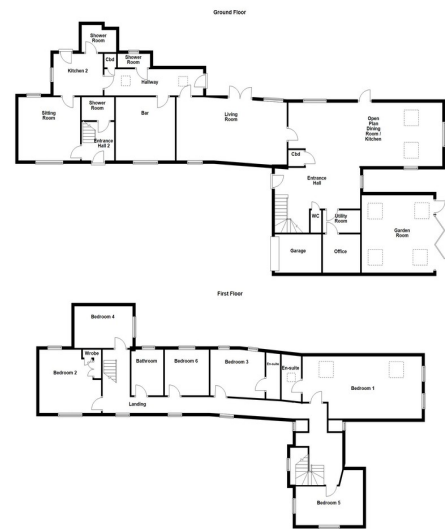
5' 5" x 7' 8" (1.65m x 2.34m)

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements