

Main Street

Linton, Swadlincote, DE12 6PZ

John
German



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Asking Price Of £565,000

A rare opportunity to acquire a distinctive five-bedroom detached home with over 2,220 sq ft of accommodation and stunning countryside views.



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Set within the desirable village of Linton, this individually designed five-bedroom detached residence enjoys an elevated position with far-reaching views across rolling fields. Offering over 2,220 sq ft of versatile accommodation arranged over three floors, the property provides exceptional flexibility for growing families, those seeking multi-generational living, or buyers simply looking for something a little different. Beautifully presented throughout and ready to move straight into, this remarkable home combines generous living space with a tranquil semi-rural setting.

The property is entered via the first floor, where a spacious and welcoming hallway sets the tone for the accommodation on offer. To one side, the impressive living room spans the full length of the home, creating a fantastic space for both everyday living and entertaining. Flooded with natural light, the room features a charming log-burning stove, creating a cosy focal point during the colder months, whilst large sliding doors open directly onto the terrace and frame the stunning countryside views beyond.

Positioned opposite is the equally impressive kitchen diner, also extending the full length of the property. The well-appointed kitchen comprises a range of base units, an integrated full-height fridge, integrated full-height freezer, five-ring gas hob, double ovens, integrated dishwasher, extractor fan, double sink and deep storage drawers. At the opposite end, there is ample space for a large dining table, making it ideal for family meals and entertaining guests.

Leading from the dining area is a superb panoramic sunroom, perfectly positioned to enjoy the spectacular views across the surrounding countryside. This versatile space provides the perfect spot for relaxing with a morning coffee, reading a book, or simply taking in the peaceful setting.

Practicality is well catered for with a substantial store room located off the kitchen, offering excellent storage and making an ideal walk-in pantry. Beyond this is a useful utility room with WC, which in turn provides access to the integral garage.

Ascending to the upper floor, the principal bedroom suite is a particular highlight. This generous double bedroom flows into a dressing room with fitted storage before leading into the en-suite shower room, fitted with a shower cubicle, WC and wash hand basin.

Across the landing is a further spacious double bedroom together with the family bathroom, comprising a bath with shower over, WC and wash hand basin. Completing this floor is the fifth bedroom, a versatile room that would make an ideal nursery, home office, study or guest bedroom. The upper floor benefits from both standard and Velux windows, creating bright and airy accommodation throughout.

The ground floor offers further flexibility and is perfectly suited to larger families or multi-generational living. Here, you will find two generous double bedrooms alongside a shower room comprising a shower cubicle, WC and wash hand basin. With bathroom facilities available on every floor, the layout offers excellent convenience and adaptability to suit a variety of lifestyles.

Externally, the property continues to impress. The substantial first-floor terrace is undoubtedly one of the home's standout features, providing an exceptional entertaining space and a front-row seat to the breathtaking rolling field views. Accessible from the living room via sliding doors, it offers the perfect setting for outdoor dining, social gatherings, or simply unwinding whilst taking in the surrounding countryside.

The rear garden has been thoughtfully designed to create a peaceful and private retreat. Predominantly laid to lawn, it benefits from areas shaded by the terrace above, providing welcome relief on warmer days. Planted and potted borders add colour and interest throughout the seasons, whilst a decking area provides yet another wonderful spot from which to enjoy the views and tranquillity of the setting.

Properties offering this level of space, versatility and outlook are rarely available. Beautifully presented throughout and ready to move straight into, this truly unique home must be viewed in person to fully appreciate everything it has to offer.

Linton is a highly regarded South Derbyshire village offering a welcoming community atmosphere and a range of everyday amenities, including a village shop, public houses, a primary school, church and recreational facilities.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 F

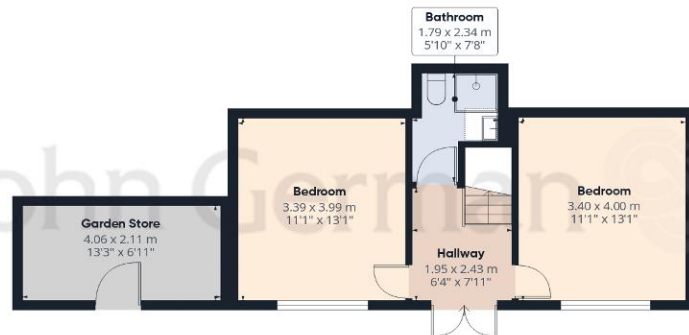
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18062026

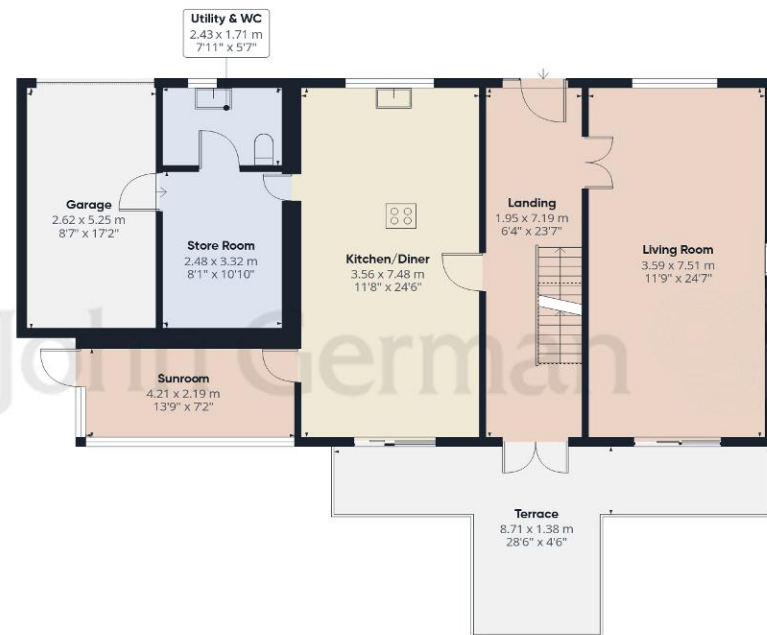
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. 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.

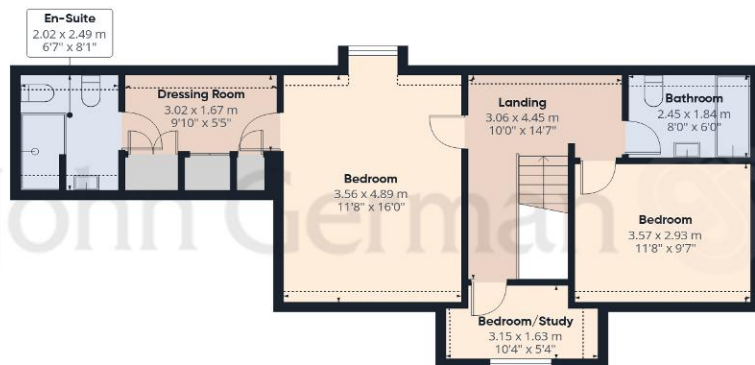




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

206.2 m²

2222 ft²

Balconies and terraces

18.6 m²

200 ft²

Reduced headroom

5.7 m²

61 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

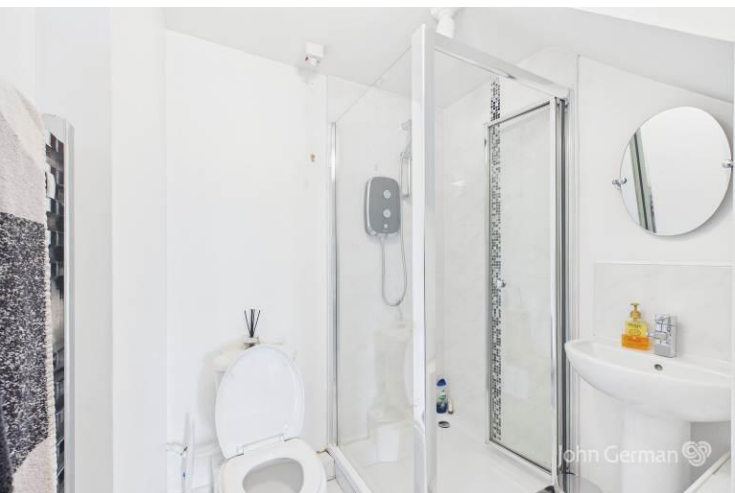
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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