



Greenacres, Little Liverpool, Coton-in-the-Elms,
Swadlincote, Derbyshire, DE12 8ER

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Greenacres, Little Liverpool, Coton-in-the-Elms, Swadlincote, Derbyshire , DE12 8ER

£795,000

Greenacres is a superb and unique equestrian residence located on the edge of the desirable village of Coton in the Elms in the rural hamlet known as Little Liverpool. The location is one of south Derbyshire's most attractive and unspoilt rural settings with surrounding countryside views. This traditional semi-detached property has undergone substantial improvement and modernisation yet still offers many traditional features. One of the distinct features of the property is its superb exterior space providing parking for numerous vehicles and an array of outbuildings, menage and paddock making it perfect for equestrian use. Set to the rear is further parking, large garage, two stores, tack room and two stables. There is also a menage, formal gardens and a generous sized paddock, ideal for horses, located on the opposite side of the lane. The house itself comprises porch, hall, sitting room, dining kitchen, family room, ground floor bedroom, utility, shower room, three first floor bedrooms and updated bathroom, and there is the option for a potential annexe. Early viewings are strongly recommended to appreciate the full extent of accommodation and outside space available.



ENTRANCE PORCH

approached via a glazed panelled door entrance door and having windows to front and side, tiled flooring and composite door with windows to each side opens to:

RECEPTION HALL

having stairs to first floor with bespoke balustrade, useful under stairs storage cupboard, radiator and laminate flooring.

FAMILY ROOM

4.64m x 3.78m (15' 3" x 12' 5") having double glazed bow window to front, further double glazed window to side and feature fireplace.

SITTING ROOM

6.03m x 4.32m (19' 9" x 14' 2") this generously sized sitting room has double glazed bow window to front, radiator, laminate floor and feature fireplace with flagstone style hearth, wooden beamed mantel and housing a cast-iron multi fuel burner. Archway leads off to:

DINING KITCHEN

6.31m x 3.33m (20' 8" x 10' 11") superbly appointed this open plan updated dining kitchen has French doors and double glazed windows overlooking the rear, laminate floor, tiled flooring within the kitchen area, radiator and ceiling spotlighting. The kitchen itself has a range of recently modernised high gloss doors with base cupboards and drawers with round edge work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink unit with swan neck mixer tap, two integrated fridges and integrated dishwasher and Rangemaster cooker.

ANNEX -

Located from the kitchen to the main house is a potential teenager or elderly relative annex all of which set on the ground floor. This comprises a potential lounge/office, bedroom, kitchen and shower room facility. This is currently used as a four bedroom, utility/boot room and ideal office space. This comprises:

OFFICE/LOUNGE wooden floor, double glazed window to rear, radiator and ceiling spotlighting. Doors provide access to:

GROUND FLOOR BEDROOM FOUR

4.15m x 3.78m (13' 7" x 12' 5") this superb ground floor bedroom could be used as a potential annexe or a teenager space and has two double glazed windows overlooking the rear garden, radiator, wooden floor, recess space for wall mounted T.V. and ceiling spotlighting.



UTILITY/BOOT ROOM

this generously sized utility room/boot room could be utilised as a kitchen area for the potential annexe and has double glazed window to front, composite door to side, radiator, tiled floor, base storage cupboards with round edge work tops above and tiled surround, inset stainless steel sink with pull-out mixer tap, space for washing machine and tumble dryer and vaulted ceiling with spotlighting.

GROUND FLOOR SHOWER ROOM

having tiled flooring, obscure double glazed window to side, chrome heated towel rail, contemporary updated suite comprising vanity unit with tiled surround, low flush W.C., and shower cubicle with twin headed shower appliance over. Double doors open to the boiler and hot water cylinder.

FIRST FLOOR LANDING

having double glazed window to rear and doors open to:

BEDROOM ONE

4.57m x 3.14m (15' 0" x 10' 4") having laminate floor, double glazed windows to front and side and radiator.

BEDROOM TWO

4.24m x 3.63m (13' 11" x 11' 11") having double glazed window to front, radiator, ceiling light point and further spotlights.

BEDROOM THREE

3.61m x 2.11m (11' 10" x 6' 11") having double glazed window to rear, radiator and laminate floor.



RE-FITTED BATHROOM

having obscure double glazed window to side, chrome heated towel rails, tiled flooring, ceiling spotlighting and contemporary suite comprising vanity unit with storage and wash hand basin above, twin ended free-standing contemporary bath with mixer tap and shower head attachment, low flush W.C., corner shower cubicle with twin headed shower appliance over and tiled splashbacks.

OUTSIDE

The property enjoys a generous sized garden, menage and outbuildings located off the main property. There is a generous sized paddock located to the front and opposite side of the lane. To the front of the property is a generous sized block paved parking area for several vehicles and further gates lead to the rear. Set to the rear is superb parking for numerous vehicles and this leads to a range of outbuildings, garaging and stables. MENAGE: this menage which extends to approximately 20 metres x 40 metres is an all-year floodlit sand menage with fenced surround. The rear garden enjoys a all year round sheltered terraced area with log burner, generous paved patio and is ideal for entertaining. The vendors have added a feature over six feet deep pond. This could easily be converted to a swimming pool if required and subject to the purchasers requirements. Set beyond is a further patio, sweeping shaped lawn and gate leading to the parking area, menage and outbuildings including a log store. We understand from the vendor the outbuildings to the rear comprise:

SEPARATE STORE

4.98m x 3.20m (16' 4" x 10' 6") with door and window.



TACK ROOM

3.81m x 3.24m (12' 6" x 10' 8")

STABLE ONE

4.53m x 4.50m (14' 10" x 14' 9") with auto water supply

STABLE TWO

4.67m x 4.50m (15' 4" x 14' 9") again with auto water supply

LARGE GARAGE

5.00m x 3.79m (16' 5" x 12' 5") approached via double doors.

LAND TO FRONT

Located to the front of the property is a further land separated into 3 paddocks with post and rails and electric fence. This extends to just under 3 acres. With gated access, solar electrics, store and two hard standing timber stables. There is also a field shelter and post and rail fencing. Further detailed measurements can be provided upon request.

FURTHER INFORMATION

The property is oil heating and on a septic tank. (we understand from the owners that the septic tank is in the process of being replaced and will be in place before legal completion). Further details should be checked before legal commitment.

COUNCIL TAX

Band F.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		78
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

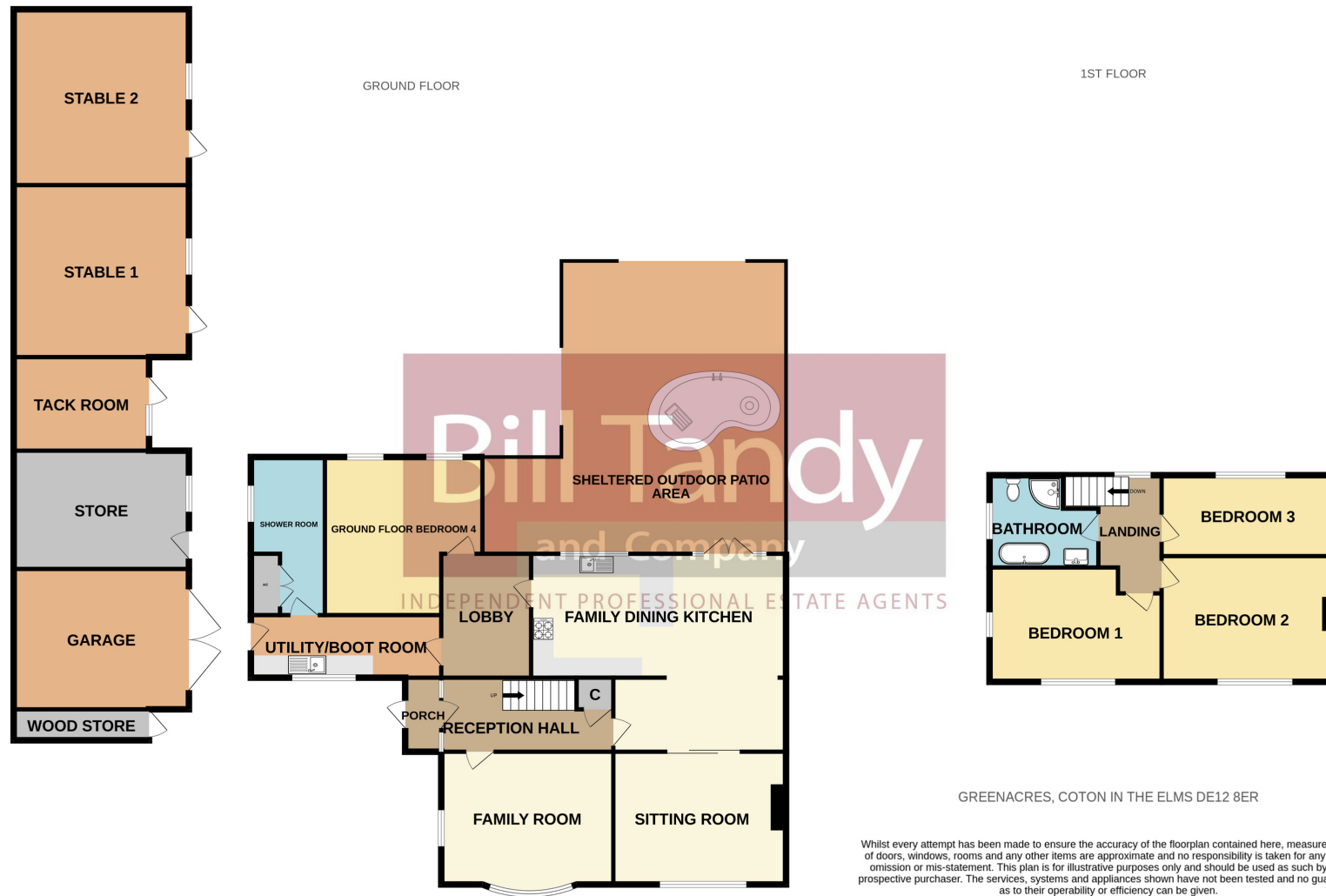
TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



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