

Nether House, 28 Church Street, Netherseal, Derbyshire, DE12 8DF

HOWKINS & HARRISON

Nether House, 28 Church Street,
Netherseal,
Derbyshire, DE12 8DF

Asking Price: £695,000

An exceptional village home occupying a particularly impressive 0.82 acre plot in the heart of sought-after Netherseal, with beautifully established gardens extending away from the house towards open countryside. Offering 2,107 sqft of accommodation, combining substantial living space with considerable period character and a wonderfully private setting. The ground floor provides three versatile reception rooms including a bespoke conservatory, fitted kitchen, home office and WC, while the first floor offers three bedrooms, including an en-suite to the principal bedroom, together with a separate shower room and storage area.

Outside, there is extensive gravelled parking, a garage and magnificent mature gardens with generous lawns and far-reaching rural views. Properties of this character, scale and setting are rarely available within the village, making this home a particularly desirable opportunity, especially with no upward chain.







Features

- Exceptional village home in sought-after Netherseal
- Approximately 2,107 sqft of accommodation
- Impressive plot extending to 0.82 acres
- Three versatile ground-floor reception rooms
- Three bedrooms with principal en-suite
- Extensive gravelled parking and garage
- Magnificent mature gardens with countryside views
- Rare opportunity within the conservation area
- Offered for sale with no upward chain
- Excellent location for commuters



Location

Nether House enjoys a delightful position on Church Street within the heart of the sought-after village of Netherseal, surrounded by attractive period properties and open countryside. The village offers a strong sense of community with everyday amenities including a village shop, primary school, public house, village hall and sporting facilities, while the surrounding countryside provides excellent opportunities for walking and recreation. A wider range of shopping, leisure and everyday services can be found in nearby Swadlincote, Ashby-de-la-Zouch and Burton upon Trent. Despite its appealing rural setting, Netherseal is particularly well placed for commuters, with the A444 and M42 providing convenient access throughout the Midlands.

Travel Distances

M42 Junction 11: approximately 3.5 miles
Swadlincote: approximately 5 miles
Ashby-de-la-Zouch: approximately 7 miles
Burton upon Trent: approximately 9 miles
Tamworth: approximately 11 miles
East Midlands Airport: approximately 14 miles
Birmingham: approximately 26 milesBirmingham – 30 miles











Accommodation Details

The main entrance opens through a useful porch into a generous dog-leg hallway, which forms a central feature of the ground floor and provides access to the principal reception rooms and staircase rising to the first floor. Positioned to the front is the separate home office, fitted with a bespoke range of cabinetry and integrated desk area, providing a practical and well-organised workspace. The cloakroom/WC is also conveniently located off the hall. Double doors from the hallway open into the dining room, creating an attractive sense of arrival into this formal reception space. The dining room is well proportioned and features a fireplace together with views towards the gardens.

The main living room is a generous dual-aspect reception room, with windows to both the side and rear allowing plenty of natural light. A feature fireplace provides a natural focal point to the room. The fitted kitchen adjoins the living room and features a range of timber units, work surfaces and a traditional range-style cooker, complemented by exposed ceiling beams. From here, access continues through to the conservatory, a particularly appealing additional reception space with an exposed brick wall, glazed roof and extensive windows overlooking the gardens. A useful storage area completes the ground-floor accommodation.







First Floor

On the first floor, the landing provides access to three bedrooms, a shower room and a useful utility space. The principal bedroom is a generous double room with built-in storage and its own en-suite shower room. Bedroom two is another particularly spacious double, while bedroom three provides a further well-proportioned bedroom. The separate shower room serves the remaining bedrooms and is fitted with a walk-in shower, wash hand basin and WC.

Outside

Nether House occupies a substantial plot extending to approximately 0.82 acres. To the front, a wide gravelled driveway provides extensive off-road parking and leads to the garage, with established planting and mature trees creating an attractive approach to the house.

To the rear, the gardens form a major feature of the property. Immediately behind the house is a generous paved terrace, providing ample space for outdoor seating and entertaining, with the conservatory opening directly onto this area. Beyond, the gardens extend away from the house in a series of broad, well-maintained lawns bordered by mature hedging, established shrubs and specimen trees. Further areas of planting and landscaped beds add interest throughout, while the long rear garden enjoys open views across the surrounding countryside. The overall setting is both private and substantial, with the scale of the grounds providing considerable space for recreation, gardening and outdoor enjoyment.

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.

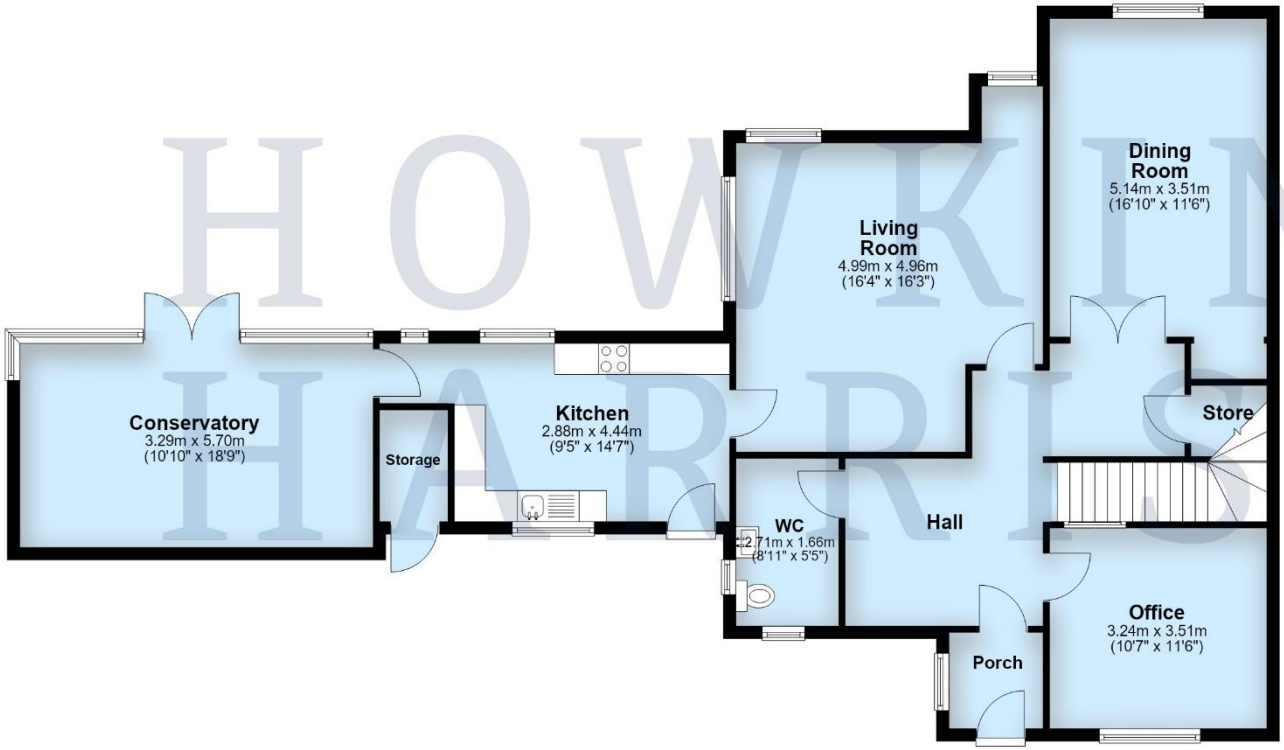






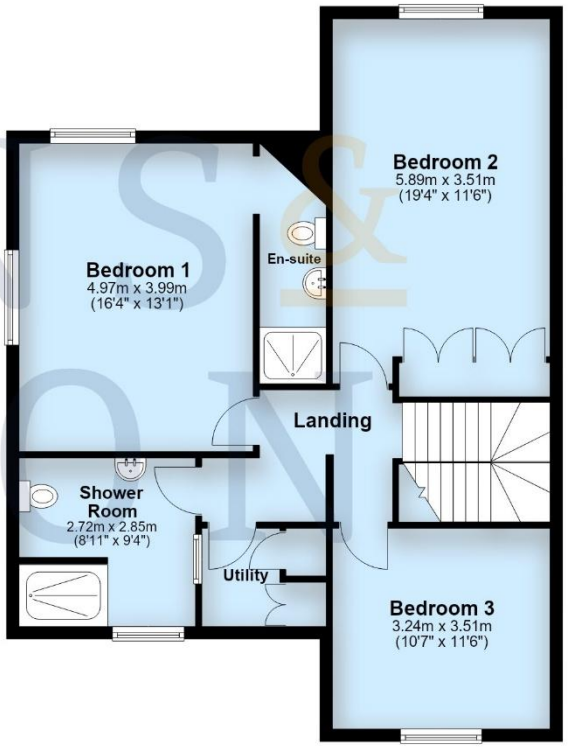
Ground Floor

Approx. 116.1 sq. metres (1249.9 sq. feet)



First Floor

Approx. 79.7 sq. metres (857.5 sq. feet)



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Total area: approx. 195.8 sq. metres (2107.4 sq. feet)

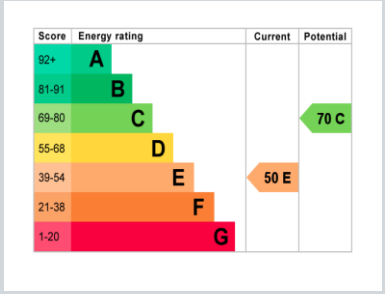
Viewing Arrangements
Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

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, and electricity. Drainage is via a private septic tank the and the central heating is oil fired.

Local Authority
South Derbyshire District Council - Tel::01283-595795

Council Tax
Band - 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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