



Coton Park House, 99 Hillside Road, Linton, DE12 6RA



Set within a generous mature garden plot is Coton Park House, an elegant 1920s detached residence benefitting from extending and thoughtfully refurbished interiors, five bedrooms and further potential to create additional living space, a home office suite or annexe. Enjoying a peaceful setting on the edge of this Derbyshire village and open views, Coton Park House showcases a wealth of beautifully retained features including original flooring to the hallway, stained glass windows, plasterwork and ceiling roses and the original staircase and doors. The property has undergone a substantial renovation over the years to include a remodel and refit to the kitchen, an extension to add a garden room, refit to the bathrooms and a new central

heating system with ornate cast iron radiators.

The spacious interiors comprise briefly reception hall, drawing room, open plan dining kitchen, garden room, utility and shower room to the ground floor, with a further rear hallway leading to a former outbuilding ideal for conversion into additional accommodation, a home office/gym or an annexe. From the first floor galleried landing there are four superb double bedrooms plus a fifth bedroom/study serviced by a luxury family bathroom, and the property offers potential to convert the loft to create further a bedroom/bathroom (STPP). Outside, the garden plot extends to just shy of 0.6 acre and is accessed via a long private

drive. There is parking for a number of vehicles as well as access into the detached double garage and a workshop, and a walled courtyard to one side gives access into the rear hall. Mature wrap around gardens extend to the front and sides, enjoying plenty of privacy and attractive rural views.

The property lies on the outskirts of Linton, a rural Derbyshire village home to amenities including a post office, two pubs and a fish and chip shop, all being within walking distance from Coton Park House. Linton Church of England Primary school lies within the village and feeds into William Allitt High School, and there are a range of independent schools also nearby including Derby High,

Ashby School and Repton. The popular Coton Park Nature Reserve lies on the outskirts of the village and Rosliston Forestry Centre is a 10 minute drive away providing various outdoor activities for all ages including cycling, fishing and woodland walks. There is a public bus route through the village which provides links to Swadlincote and Burton on Trent where there is a train station and further convenience and leisure amenities including a cinema, shopping centres and stores. The location is also ideally placed for commuter routes including the A38, A444 and A511.



- Elegant 1920s Detached Residence
- Superb 0.6 Acre Plot with Views
- Beautifully Remodelled, Extended & Refurbished
- Potential to Create Annexe/ Office/Gym
- Central Reception Hall
- Bespoke Open Plan Family Dining Kitchen
- Stunning Drawing Room & Garden Room
- Laundry & Shower Room
- Five Bedrooms (Four Doubles)
- Family Bathroom
- Beautiful Wrap Around Gardens
- Detached Double Garage & Workshop
- Private Driveway & Ample Parking
- Peaceful Location with Countryside Views
- Well Placed for local Amenities, Commuter Routes & Rail Travel

A traditional recessed Porch with tiled flooring and original oak double entrance doors leads to a further door with stained glasswork, which opens in turn to:

Reception Hall 5.4 x 1.96m (approx. 17'8 x 6'5)

A stunning welcome to this exceptional home, having original staircase rising to the first floor with a walk in cloaks area beneath, original tiled flooring and intricate plaster detailing and ceiling rose. A door opens into:

Drawing Room 9.41 x 3.95m (approx. 30'10 x 12'11)

A most impressive dual aspect reception room having a bay window to the front, twin windows to the rear, intricate coving and an open fireplace with regal marble mantelpiece

Family Dining Kitchen 9.45 x 3.6m (approx. 3'10 x 11'9)

Having been remodelled and refitted to an exceptional standard, the kitchen comprises a range of bespoke painted wall and based units with granite worktops over, housing inset Belfast sink, an island unit with breakfast bar and a recessed houses spaces for an Aga/range cooker and wine chiller. There are integral appliances including fridge, freezer, electric oven and dishwasher and the kitchen has dual aspect windows to the front and rear, tiled flooring and zoned under floor heating which extends into the **Garden Room**. The dining area features exposed brickwork and a dual sided wood burning stove as well as additional storage

Garden Room 6.0 x 3.84m (approx. 19'8 x 12'7)

Another generous living space having triple aspect double doors out to the gardens, tiled flooring, vaulted ceilings and a dual sided wood burning stove

Laundry 2.83 x 2.26m (approx. 9'3 x 7'4)

Fitted with wall and base units housing an inset sink with side drainer and spaces for a washing machine, tumble dryer and American fridge freezer, with a window to the side, tiled flooring and under floor heating:

Shower Room 2.72 x 1.38m (approx. 8'10 x 4'6)

Comprising a white suite having fitted wash basin, WC and walk in shower, with tiled flooring, under floor heating, a heated towel rail, tiled walls and an obscured window

Rear Hall

With tiled flooring, stable doors to the gardens and to a walled courtyard at the front, and further door opening into:

Studio/Family Room/Annexe 6.24 x 3.11m (approx. 20'5 x 10'2)

Ripe for conversion into another living space, a home office/gym or annexe accommodation, this former outbuilding has windows to three sides and impressive vaulted ceilings





An elegant carved oak staircase rises to the first floor **Galleried Landing** 5.97 x 1.94m (approx. 19'7 x 6'4), where there is a window to the rear enjoying countryside views and doors opening into:

Master Bedroom 4.82 x 3.92m (approx. 15'9 x 12'10)

A spacious principal bedroom having dual aspect windows overlooking rural views and a period fireplace

Bedroom Two 4.34 x 3.37m (approx. 14'3 x 11'0)

Another spacious double room having bay window to the front and a range of fitted wardrobes

Bedroom Three 4.33 x 3.94m (approx. 14'2 x 12'11)

With a bay window to the front and a period fireplace with tiled hearth

Bedroom Four 3.96 x 2.43m (approx. 12'11 x 7'11)

Another double room having window to the side and a feature fireplace with exposed brickwork

Bedroom Five 2.28 x 1.94m approx. 6'4 x 7'5)

Ideal as a single room or nursery, having window to the front. This room also offers potential for a staircase to be added to give access to a loft conversion (STPP)

Luxury Bathroom 3.93 x 2.38m (approx. 12'10 x 7'9)

Comprising a traditional suite fitted with pedestal wash basin, WC, high level WC, walk in shower and double ended claw foot bathtub, with obscured window to the rear aspect and panelling to splash backs









Outside

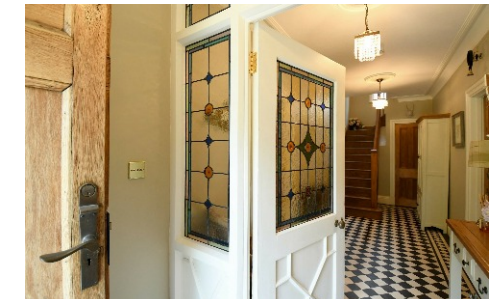
Coton Park House is completely secluded from the lane and is accessed via a lengthy private drive. To the top of the drive is parking to the fore of a detached double garage, and there are gates into the gardens at the front and access into a **Walled Courtyard** which in turn opens into the **Rear Hall**. The gardens wrap around the property leading back to the front aspect

Double Garage 5.66 x 5.01m (approx. 18'6 x 16'5)

With twin manual entrance doors, power, lighting and loft storage above. To the rear of the garage is a brick **Workshop** and an area to the rear of the garage enjoys open views and offers storage space

Mature 0.57 Acre Gardens

Extending to a superb size, mature gardens extend to the front aspect and wrap around either side of the property. Hedges provide privacy and screening from the lane and the gardens are laid to lawns, mature trees



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.