



Colliery Lane, Linton, Swadlincote, DE12 6PB

Nicholas
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£825,000

Robinson House is an impressive executive individually designed detached residence set behind electric gates on a generous and well-established plot in the village of Linton. Sitting centrally within its grounds, this substantial home offers beautifully presented accommodation throughout, including a striking open-plan dining kitchen with granite worktops and integrated appliances, a dual-aspect lounge with French doors to the rear garden, a formal dining room, and a private study.

The first floor features a luxurious principal bedroom suite with dressing area and ensuite shower room, two further double bedrooms, and a stunning five-piece family bathroom with spa Jacuzzi and in-wall TV. The second floor provides a flexible living space ideal for teenagers or extended family, complete with its own WC and kitchenette area. In addition, there is an optional fully self-contained one-bedroom annex above the garage, ideal for guests or independent living. With an integral garage/workshop, extensive gardens, and high-end finishes throughout, Robinson House offers exceptional space, versatility and privacy in a sought-after village setting.



The Accommodation

Robinson House, situated on Colliery Lane in Linton, is an individually designed detached family residence occupying a generous and well-established plot, accessed via double-opening electric gates. Centrally positioned within its grounds, the property immediately presents a sense of exclusivity and grandeur. The internal accommodation opens with a UPVC front entrance door into an enclosed porch, offering useful storage space, UPVC double glazed windows, and a glazed internal door through to a welcoming reception hallway. The hallway features a staircase rising to the upper floors, a built-in understairs storage cupboard, and a front-facing UPVC double glazed window. Off the hallway is a guest cloakroom fitted with WC, hand wash basin, and extractor fan.

A notable highlight of the ground floor is the impressive open-plan dining kitchen, which showcases a broad selection of fitted base cupboards, drawers, and eye-level wall units with striking black granite worktops. A central island unit, also with a shaped granite top, incorporates a breakfast bar and additional storage. Finished with polished porcelain tiled flooring, the kitchen is equipped with a stainless steel Rangemaster cooker offering six gas burners, double oven and grill, with an extractor hood above. Integrated appliances include a dishwasher, microwave, and coffee machine, alongside designated space for an American-style fridge freezer. The space is further enhanced by LED plinth spotlights and ceiling lighting, with French patio doors and windows providing a seamless connection to the extensive rear garden. Open-plan access flows into the formal dining room, complete with oak-effect laminate flooring, feature fireplace, and further access back to the main reception hall.

The dual-aspect lounge is generously proportioned, offering views through French doors to the rear garden and additional windows to the front aspect. With inset spotlights and another feature fireplace, this room blends comfort and elegance. A glazed internal door leads to an inner hallway with access to the home study, which overlooks the front elevation via a UPVC double glazed window. Concluding the ground floor, a rear porch provides access to a larger-than-average integral garage and staircase rising to an optional self-contained annex, detailed separately.

The first floor landing includes a walk-in cupboard housing integrated media systems, fuse board, and internet wiring, with stairs continuing to the second floor. The master bedroom is a spacious dual-aspect room with its own dressing area, featuring fitted wardrobes with sliding doors, and a private ensuite shower room complete with WC, hand wash basin, heated towel rail, and a 7-jet double shower enclosure. Across the landing is a second double bedroom with a side aspect windows, and a third double bedroom enjoying both front and side-facing windows. The luxury-appointed family bathroom is a true centrepiece, offering a five-piece suite comprising WC, bidet, hand wash basin, a 7-jet double shower enclosure, and a spa Jacuzzi bath with mixer tap, all complemented by a wall-mounted television set into decorative tiled surrounds and a heated towel rail beneath alongside a rear-facing window.

The second floor offers a highly versatile layout, ideal as a teenager's suite or additional bedrooms. The first section, described as a snug, provides a cosy sitting area with skylight windows, eaves storage, and a small recess with a stainless steel sink and storage cupboards. The bedroom space on this level includes its own WC, hand wash basin, and twin skylight windows to both front and rear aspects, making it ideal for guests or independent living.

Above the garage and accessed either separately or within the main home, the self-contained optional annex, provides open-plan living accommodation with a lounge diner and kitchenette featuring oven, hob, and sink. There is a double bedroom overlooking the rear garden and a fitted bathroom comprising WC, hand wash basin, and panelled bath.

Completing the accommodation is a substantial integral garage combined workshop space, with a UPVC window and door to the front aspect (requires removal for vehicle access) and an internal door linking to the rear porch.

Outside the established grounds have a large gravel driveway area set behind double electric gates with rear stone patio and lawn garden, with an attractive backdrop of mature trees and shrubs.

Front Porch

2.01m x 1.27m (6'7 x 4'2)

Reception Hallway

Guest Cloakroom

Lounge

5.64m x 3.91m (18'6 x 12'10)

Dining Room

4.24m x 3.68m (13'11 x 12'1)

Kitchen Diner

5.59m max x 4.34m max (18'4 max x 14'3 max)

Utility Room

3.20m x 2.18m (10'6 x 7'2)

Home Office

3.10m x 2.87m (10'2 x 9'5)

Rear Porch

3.23m x 2.49m (10'7 x 8'2)

First Floor

Master Bedroom Suite

5.66m x 3.91m + dressing area (18'7 x 12'10 + dressing area)

Ensuite Shower Room

2.18m x 1.88m (7'2 x 6'2)

Bedroom Two

5.16m x 2.97m (16'11 x 9'9)

Bedroom Three

3.73m x 3.53m (12'3 x 11'7)

Bathroom

3.43m max x 2.54m max (11'3 max x 8'4 max)

Second Floor

Sung / Bedroom Four

5.00m x 3.43m into limited headroom (16'5 x 11'3 into limited headroom)

Bedroom Five

3.58m x 3.43m into limited headroom (11'9 x 11'3 into limited headroom)

Separate WC

Tandem Garage

6.71m x 4.17m (22'0 x 13'8)

Property construction: Standard

Parking: Drive & Garage (currently Gym)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Calor Gas Boiler

Council Tax Band: F

Local Authority: South Derbyshire Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom

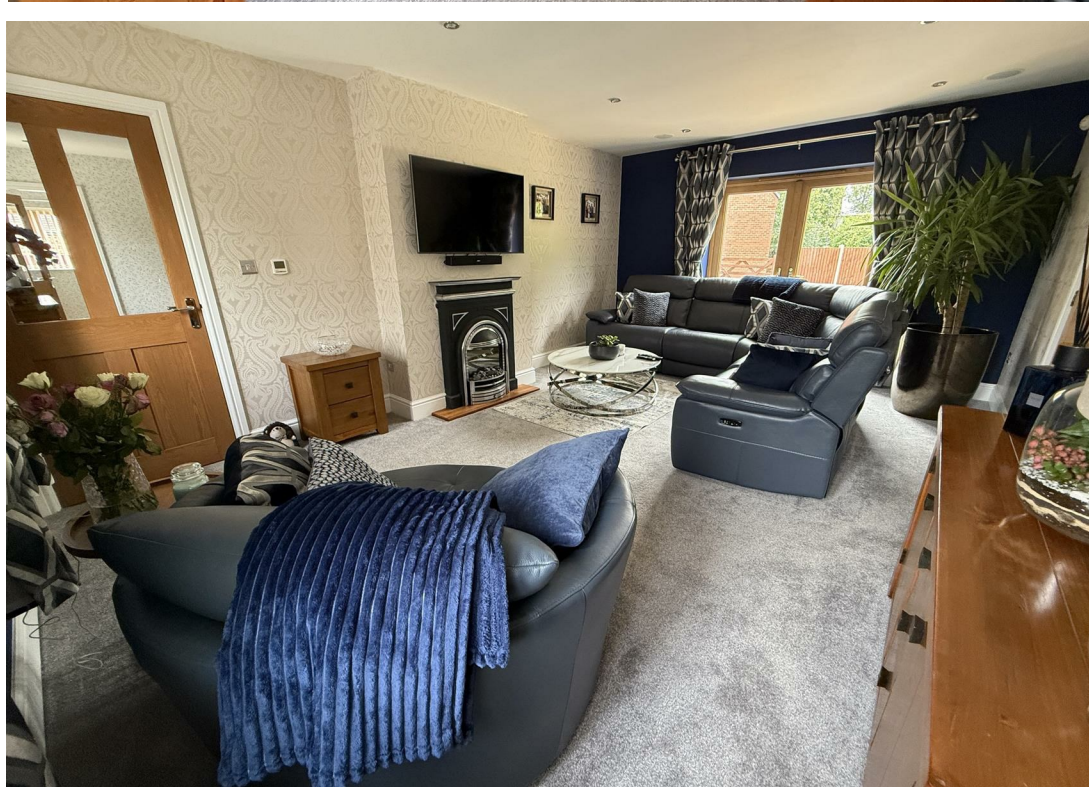
link <https://checker.ofcom.org.uk/>

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

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Draft details awaiting vendor approval and subject to change.

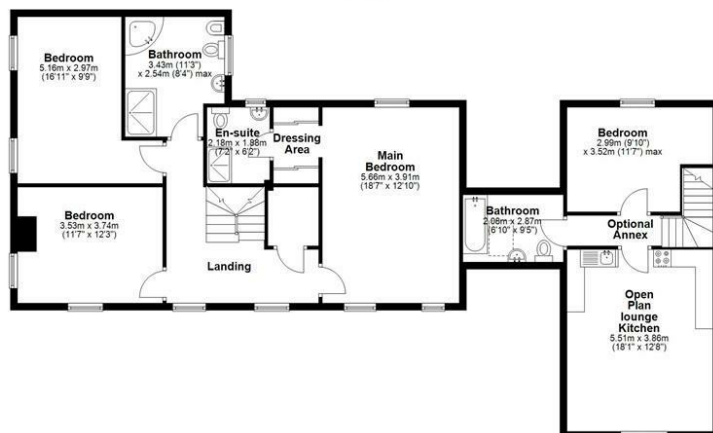
Awaiting revised EPC inspection



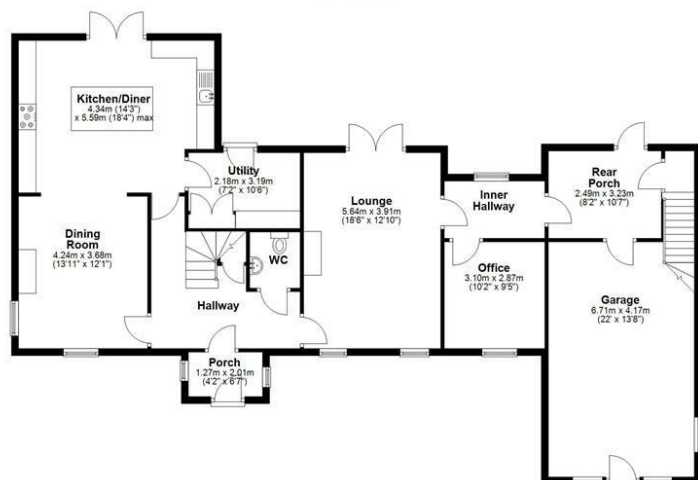




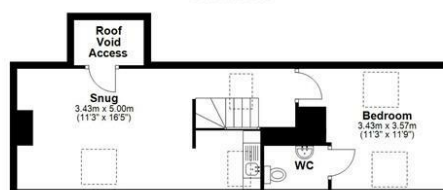
First Floor



Ground Floor




Second Floor



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Energy Efficiency Rating

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

Council Tax Band F

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

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Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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