

Swallow Cottage

Chapel Lane, Rangemore

John German



Swallow Cottage

1 Chapel Lane, Rangemore, DE13 9RR

A charming early 19th century cottage with later additions occupying a favoured rural location in the sought after village of Rangemore, a part of the National Forest.

Entrance Porch, Reception Hall, Guest w.c, Sitting Room, Country Style Kitchen, Dining and Family Room, Four Bedrooms, Period Style Bathroom, W.C, Garage, Private and Mature Gardens

Located at the heart of this rural hamlet that was originally formed to service nearby Rangemore Hall and the Bass Family, Swallow Cottage has been much extended and improved over the years to create a spacious cottage home incorporating many character details. Comfortably appointed throughout, the property has oil fired central heating and is predominantly uPVC double glazed.

Rangemore has its own parish church and primary school and falls within the catchment of nearby John Taylor secondary school. The facilities of Barton under Needwood are within approximately 4 miles, Burton upon Trent 5 miles, Tutbury 4 miles and Lichfield 12 miles.

Accommodation

An entrance porch with slate floor and glazed inner door leads to the **Reception Hall** of spacious size with parquet flooring, beamed ceiling and walls, cast iron Victorian fireplace (decorative only) staircase leading off to first floor with under stairs cloaks cupboard. A full width, characterful **Sitting Room** benefits from two front aspect bow windows, parquet flooring, beamed ceiling, pine and cast iron traditional open fireplace, rear double doors to the porch entrance. Leading also off the reception hall is the **country style Fitted Kitchen** with a bespoke range of pine paint finished base units and tiled contrasting worktops, Belfast sink, space for a modern range cooker, fridge/freezer, washing machine and tumble dryer. Quarry tiled floor and window sills, beamed ceiling, open access to the adjacent **Dining and Family Room**, a lovely open plan beamed ceiling, side windows and a feature octagonal bay overlooking the gardens. A **Rear Entrance Lobby** leads off this room and in turn gives access to a fitted **Guest Cloakroom** with feature vintage suite and quarry tiled floor.



First Floor

A bright and spacious **Landing** has traditional ledge and braced doors to all rooms, feature beams, two side aspect windows and an airing cupboard.

The **Master Bedroom** is a spacious rear facing room with feature square oriel window and two additional windows, bespoke built in wardrobes and pine flooring.

Bedrooms Two and Three are both double sized front facing rooms with feature beams and attractive village views. **Bedroom Four** is an ideal single bedroom with side aspect window and pine floor. The period style **Family Bathroom** boasts a roll top white bath with brass mixer tap/shower, separate shower enclosure with thermostatic fitting, wash hand basin, side facing window and loft access. **Separate W.C** with white suite, side window and tiled floor.

Outside

Single Garage with double door entrance, power, light and roof storage space.

The cottage sits back from the roadside behind a shrubbery border screen and a five bar gate gives pedestrian and vehicular access to the gravelled driveway.

The rear gardens enjoy a high degree of screening and privacy courtesy of many mature trees and shrubs and offer a lovely cottage garden including two lawned areas and a paved courtyard.

Agents Note

The property is situated within a conservation area and we understand that all trees are protected.

To view this charming cottage please call John German Estate Agents at the Lichfield Office.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage and electricity are believed to be connected to the property. Oil fired central heating. Purchasers are advised to satisfy themselves as to their suitability.

Local Authority

East Staffordshire Borough Council

Useful Websites

www.environment-agency.gov.uk/maps

www.eaststaffsbc.gov.uk

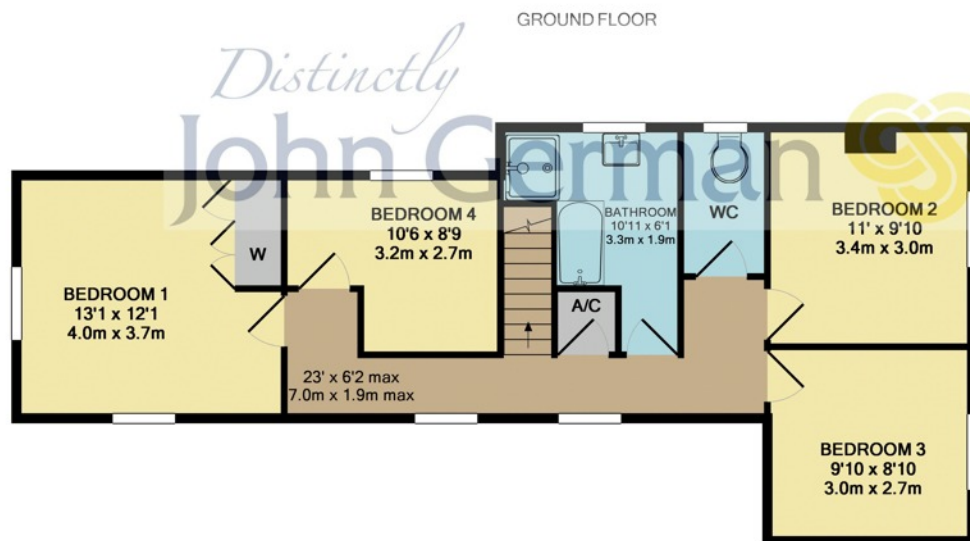
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**Offers over
£435,000**



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017

Agents' Notes

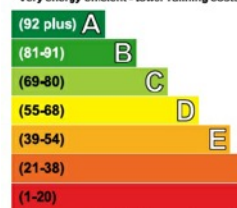
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Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
29	74

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