

Tatenhill Common

Rangemore, Burton-on-Trent, DE13 9RS

John German





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Offers in excess of £350,000

This wonderful 3 bedroom character property is ready for the new owner to call it home. Oozing charm and character throughout, this property is jam packed full of features including off street parking, multiple reception rooms and large rear gardens which back on to picturesque fields. Idyllically located on Tatenhill Common, between the much sought after villages of Tatenhill and Rangemore. With great transport links, fantastic school catchment, and a real countryside feel.

This historic and deceptively roomy property was originally two farm-workers cottages dating from the reign of George III and was the birthplace of First World War Victoria Cross winner, William Coltman. Steeped in character, as well as history, the house has been the much cherished family home of a travel writer and his family for 40 years.

The off-road parking is located to the right hand side of the property. Open the front gate and through the entrance door to the property, you enter the first of the reception rooms. This room benefits from timber beams, feature fireplace and lovely bay window. Beyond this reception room is the kitchen area which overlooks the rear courtyard and comes with great storage options, ample workspace and again has feature ceiling beams. The kitchen flows nicely into the dining room benefitting from a huge sliding door opening to the courtyard and has feature beams. The second living space is accessed from the kitchen, this room again has character features throughout including ceiling beams, fireplace and a lovely bay window that allows the room to have great natural light.

The first floor consists of three bedrooms and an office. The two secondary bedrooms are both a fantastic size, they would both easily take double beds, one is currently being used as an office. There is also an open living space upstairs which would make an ideal office or reading nook. The master bedroom is very generous and easily has room to have a built-in wardrobe if desired. The bedrooms are serviced by a family bathroom including a bath with an overhead shower, wash hand basin and WC.

Park View boasts extensive rural views to front and rear and features a small orchard with five productive apple trees and a pear tree. The rear gardens are very impressive, first you have the courtyard which is accessed from the dining room, this makes an ideal place to entertain. There is a range of outbuildings (seven in total, two with storage lofts), already provided with electricity and plumbing and suitable for refurbishment for domestic and/or office use (STPP). The rear gardens themselves are huge and feature mature trees, two raised vegetable beds, well maintained lawns and have spectacular views over the countryside.

Tatenhill Common is a close-knit community offering a valued sense of security. Residents enjoy a peaceful environment built on trust, making it an ideal place for comfort and belonging. Despite its rural feel, the community benefits from easy access to nearby towns like Burton upon Trent for larger shopping centres and further amenities, balancing the tranquillity of village life with modern convenience.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

Our Ref: JGA03102023

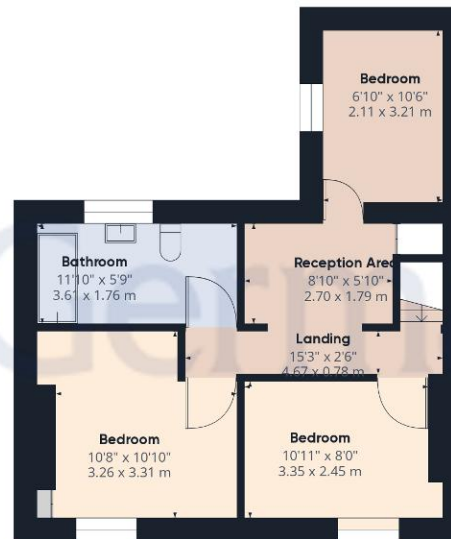
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area

944.7 ft²

87.77 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



