Dovecliff Road

Stretton, Burton-on-Trent, DE13 0DJ









Situated in an exclusive development, formally the bams to Grade II listed Dovediff Hall, is this superb bam conversion making the very most of its seduded setting at the back of the development behind a large expanse of block paved driveway and lovely surrounding established gardens in a unique elevated position taking full advantage of uninterrupted panoramic spectacular views of the countryside and the River Dove below. This property should be a real contender for those seeing unique and individual, ready to put their own stamp on as the property requires modernisation. Whilst enjoying a lovely countryside setting, the property is also situated just a few minutes drive away from schools for all ages, a range of shops, a menities and facilities together with excellent transport links provided by the A38 and A50, putting the nearby centres of Derby, Nottingham, Burton-on-Trent, cathedral city of Lichfield, Birmingham and beyond all in easy reach.

Offered to the market for the first time in nearly 30 years and a vailable with the advantage of no upward chain, the property offers a large expanse of block paved driveway offering plenty of off road parking and access to an integral double garage with twin up and over frontentrance doors.

The front door opens into a generous reception hallway creating the perfect entrance with stairs and doors leading off. The lounge is a lovely well proportioned room featuring stained glass, fire surround with open fire providing the focal point, window to rear and French doors opening through into a conservatory perfect for enjoying the garden and wildlife that visits it.

Across the hallway is a spacious dining room which enjoys a dual aspect with windows to front and rear which also adjoins the kitchen. The kitchen is equipped with a range of base and eye level units with work surfaces over, integrated double oven, gas hob, dishwasher, tiled floor through and window framing views to rear. This has the obvious potential to knock the kitchen and dining room into one to create a superb entertaining space should a buyer wish (subject to the usual planning permission and building regulations).

Off the kitchen is a useful utility room with additional appliance space, sink and drainer unitand door to side. There is also a generously sized guest doaks with dose coupled WC and wash hand basin. An internal door from the hallway opens into the double garage with twin up and over frontentrance doors.

To the first floor, there is a generously sized galleried landing with a fitted airing cupboard and further storage cupboard, window framing views to front and doors leading off.

The master bedroom is a room with fantastic proportions having revealed timbers adding to that character feel, together with fitted wardrobes providing plenty of storage, two front facing windows and doorinto an en suite bathroom with a white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls and radiator.

Across the landing is bedroom three having high vaulted ceiling with revealed timbers and window framing fantastic views across the gardens and beyond, together with a small character bespoke door opening into useful attic space over the utility/dining.

Bedroom two again has a revealed beam and window framing views to rear, and door opening to additional attic/roofspace.

The main bathroom also features revealed timbers and a panelled bath with shower over and shower screen, tiled surround, pedes tal wash hand basin and WC.

Dove House stands in wonderful established gardens with a large paved terrace ideal for outside dining and entertaining, together with an ornamental wildlife pond, well established borders and a generous stretch of lawn where through the trees there are spectacular views across the River Dove to the countryside beyond – amazing at any time of year.

Agents note: The property has its own septic tank, buyers are advised to check its suitability.

The property falls under the curtilage of the main house, that is Grade II listed.

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

representative).

Property construction: Standard Parking: Drive & double garage Electricity supply: Mains Water supply: Mains

Sewerage: Septic tank

Heating: Gas

(Purchasers are advised to satisfy the mselves as to their suitability).

Broadband type: FTTC - See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcomlink https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk Our Ref: JGA/25042024

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Ground Floor



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Approximate total area⁽¹⁾

2513.66 ft² 233.53 m²

Reduced headroom

442.97 ft² 41.15 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

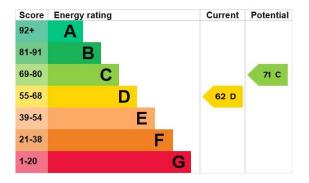
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