

Hall Grounds

Rolleston-on-Dove, Burton-on-Trent, DE13 9BS

John German





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£450,000

Situated on the prestigious Old Hall Grounds in Rolleston on Dove is this beautiful period style cottage, which features a wealth of wonderful character features throughout. Dating back to the 1930s, the home enjoys a tranquil setting, whilst being located conveniently in the village.



John German Estate Agents are delighted to present Old Hall Cottage, a stunning and well-presented home, located in the exclusive Hall Grounds area of Rolleston-on-Dove, DE13 9BS. This charming cottage effortlessly combines the warmth of a period property with modern comforts, making it an ideal home for those seeking character and contemporary living. The front door of the cottage leads into an entrance hall, having stairs leading to the first floor and doors opening into the living room to the right and the snug/study to the left. The living room is a spacious and welcoming reception room featuring a brickwork fireplace housing a traditional gas wood burner effect stove and a large window to the front that allows natural light to flood in, creating a bright and airy atmosphere. The snug/study provides a second reception room with bay window to the front and fireplace housing a gas coal effect stove, a perfect space for a cosy retreat or home office. The heart of the home is the generously sized open plan kitchen and dining area which extends across the width of the cottage with views over the back garden. The kitchen features a range of solid wood base units with granite work surfaces over, an inset sink, Rangemaster cooker and cooker hood and integrated appliances including dishwasher, fridge, freezer and microwave. There is a window overlooking the garden. The dining area can house a sizeable dining table and features a window and patio doors leading to the rear garden. Adjacent to the kitchen is the rear hallway, housing bespoke cloakroom storage and leading to the utility/laundry room which has automatic lighting, fitted storage, a washer/dryer and fridge. Other doors lead to a separate WC and to the garden. The first floor offers two beautifully appointed double bedrooms. The master bedroom is dual aspect, having windows to front and rear and has the benefit of fitted wardrobes. The second bedroom has a window to the front and a door opening to a staircase leading to the converted loft space. The loft space is divided into two areas. One would be ideal for a home office or dressing room, the other, separated by a door, is a sizeable storage room which also houses the hot water cylinder. The first floor is completed with the family bathroom. Comprising a traditional suite with corner wash basin set to vanity unit, WC, and bath with shower over.

The cottage exudes an enormous amount of character and charm, which gives the home a traditional cottage appeal. The frontage is mainly stoned and features a pathway which leads to the front door. To the rear of the home, you will find the off road parking, with a driveway for one or two cars and access to the detached garage. The garage has power and lighting throughout and is accessed to the front via an electric up and over door. The rear garden of Old Hall Cottage is a peaceful, green oasis, ideal for outdoor relaxation and entertaining. The garden offers a spacious patio area, perfect for alfresco dining or enjoying the tranquillity of the surroundings. Fencing and hedges provide ample privacy, creating a serene space for family gatherings. To finish, the garden features a relaxing summer house, which is used by the current seller as a space to relax in the quiet, undisturbed surroundings. Old Hall Cottage enjoys a prime location in the picturesque village of Rolleston-on-Dove, a much-coveted area known for its wonderful surroundings and strong sense of community. Set within the exclusive Hall Grounds, the property offers the peace and quiet of rural living while maintaining excellent access to local amenities. Rolleston-on-Dove boasts charming local shops, cosy pubs, and cafés, all within walking distance from the property. For families, the area is highly regarded for its local schools, which are within easy reach and well-rated, adding to the appeal of this desirable village. The scenic walks along the River Dove, as well as the surrounding countryside, offer ample opportunities for outdoor activities, while the nearby larger town of Burton-upon-Trent provides additional shopping, dining, and entertainment options. Transport links are highly convenient, with the A38 and A50 offering easy access to Derby, Birmingham, and beyond, making Old Hall Cottage an ideal location for those seeking a peaceful village lifestyle with excellent connectivity.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

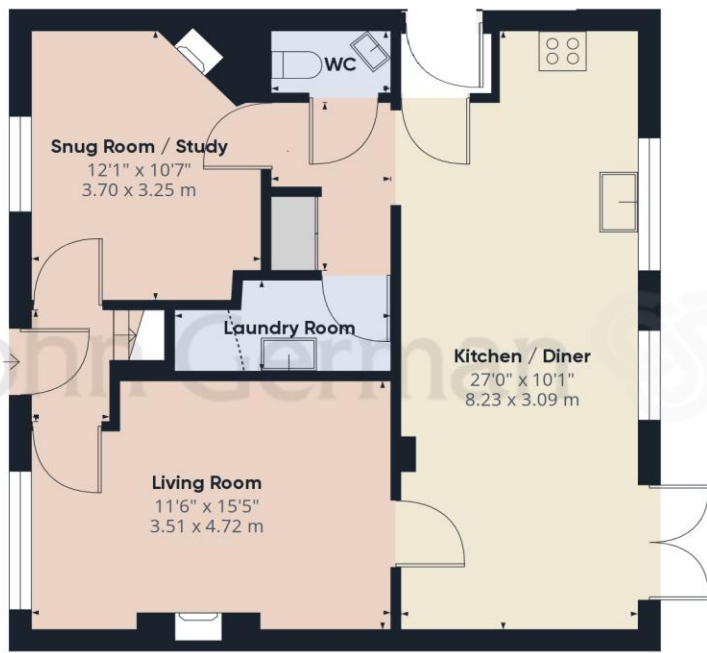
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

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

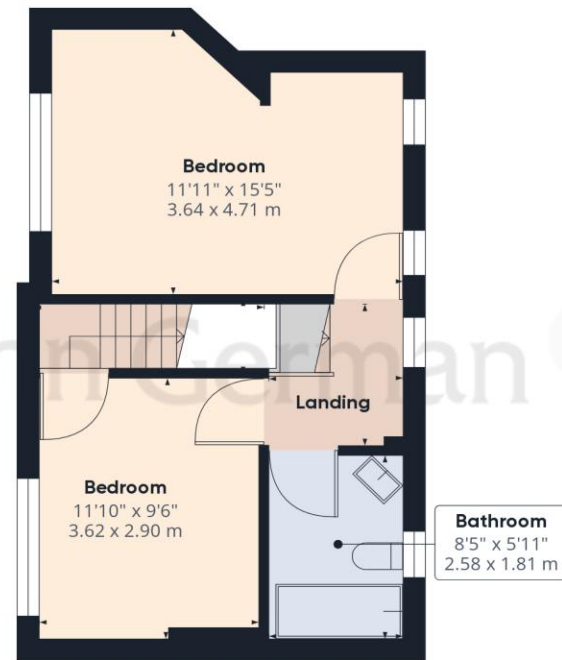
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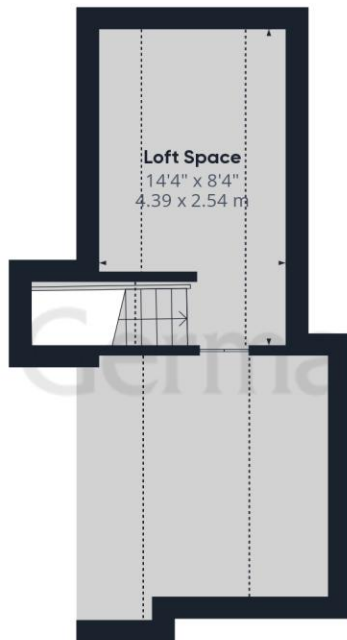




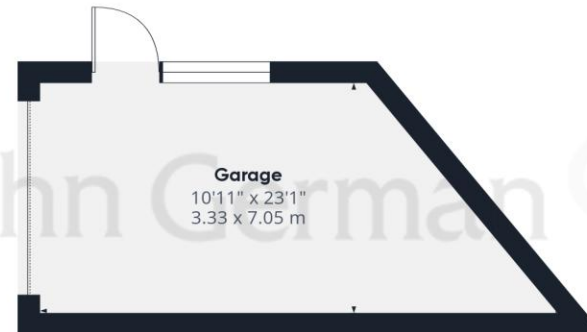
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1391.87 ft²
129.31 m²

Reduced headroom

640.67 ft²
5.53 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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