

Beacon Road

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

John
German





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£1,150,000



Charming Grade II listed thatched cottage with self-contained annexe, beautifully extended and renovated. Features flagstone floors, beams, flexible living space, 0.39-acre gardens, and large gated driveway, full of character throughout.

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Welcome to this exceptional period property, believed to date back to the 16th Century this is a home that effortlessly blends historic charm with modern comforts.

From the moment you enter the character-filled reception hall with its flagstone floor, exposed beams, and staircase you are greeted by a sense of timeless elegance. Latch doors open to three inviting reception rooms, each offering its own unique charm.

To the right, a cosy snug awaits, featuring a beamed ceiling, brick chimney breast with gas stove, and dual-aspect windows that flood the room with natural light an ideal space to relax and unwind.

Across the hall is a character home office with features including revealed beams and a timber staircase pillar - a perfect work-from-home space.

The lounge is a true showpiece: a room of outstanding character anchored by a magnificent inglenook fireplace with a thick-set beam and stove. Flagstone flooring, exposed timbers and a beamed ceiling complete this atmospheric space, ideal for both entertaining and quiet evenings by the fire.

At the heart of the home lies a stunning farmhouse-style kitchen, designed for both function and family. Featuring an Aga, gas hob, and microwave, the bespoke cabinetry includes a twin ceramic sink beneath a garden-view window. A walk-in pantry adds convenience, while the decorative 'Excelsior 1890' range serves as a striking character centrepiece.

The generous dining area, set on a flagstone floor, is perfect for gatherings large and small.

Off the kitchen, an elegant dining room with beamed ceiling, skylights, tiled floor, and French doors to the garden creates the perfect setting for dinner parties and celebrations.

A converted oversized double garage now serves as a versatile cinema/games room-an expansive space for relaxation, entertainment, or a home studio. A separate staircase from here leads to the second part of the first floor, offering further flexibility with a double bedroom & ensuite shower room, perfect guest accommodation.

The ground floor also features a practical utility room that opens into a workshop complete with mezzanine storage-an inspiring space for creativity or hobbies-plus a convenient guest WC.

Upstairs, a long split-level landing leads to the bedrooms and bathrooms.

The first bedroom boasts revealed timber framing, a charming latch door, and pretty front and side windows. It also benefits from a private ensuite WC.

The main bathroom has been lovingly restored, showcasing a deep roll-top antique bath as its centrepiece, a large walk-in shower, 'Thomas Crapper' high-level WC, and basin.

The second bedroom is currently configured as a luxurious dressing room but easily converts back into a spacious double bedroom should a buyer wish.

The master suite is filled with natural light, highlighted by revealed timbers, a well-appointed ensuite shower room with fitted and built-in storage.

A separate annexe offers ideal space for multi generational living. It includes a light and airy double bedroom & shower room, plus a beautifully proportioned 'L'-shaped kitchen/dining/living area with French doors opening to the gardens. The adjoining cosy lounge boasts its own inglenook fireplace, with a snug and guest WC off.

The house & annexe benefit from gates opening into a large expanse of gravelled drive with outside power points. The gardens offer wonderful established outdoor space with a paved terrace with well, extensive lawns, mature trees & hedging, formal garden with box hedging, allotment/kitchen gardens & a potting shed.

Buyers notes

Both the house & annexe are Grade II listed and in Rolleston on Dove Conservation Area

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: Partially standard, a proportion is wattle and daub, and thatched.

Parking: Driveway

Electricity supply: Mains (three phase)

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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 G

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

Our Ref: JGA04062025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

3588 ft²

333.5 m²

Reduced headroom

193 ft²

17.9 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

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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.

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EPC NOT REQUIRED



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