



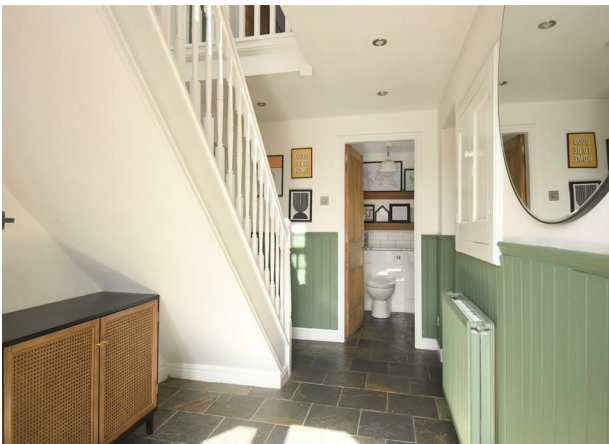
Fern Cottage Mill Street, Coton in the Elms, Derbyshire,  
DE12 8ES



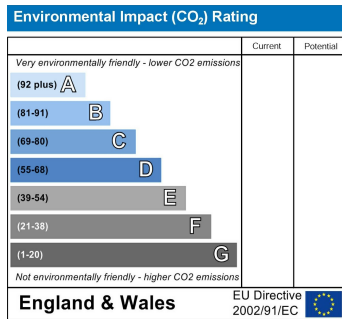
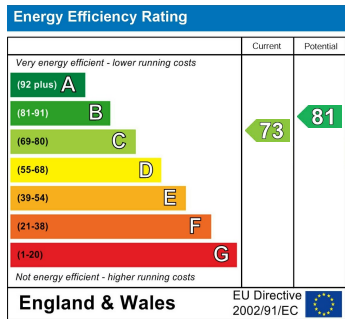
Residing within this tranquil rural village is Fern Cottage, a characterful detached cottage benefitting from generously proportioned, extended and recently refurbished interiors, four double bedrooms (two with en suite) and outside space including landscaped gardens and off road parking. Thought to date back to 1850s, this delightful cottage is finished to an excellent standard with upgrades made in recent years to include new UPVC windows, doors and bifold doors, a new boiler and radiators throughout, a remodelled and refitted kitchen, three refitted bathrooms and exterior re-rendering.

Extending to a generous size, the interiors comprise briefly reception hall, dining kitchen with wood burner, two spacious reception rooms, utility space and cloakroom to the ground floor, with four generous double bedrooms to the first floor serviced by a family bathroom and guest en suite. The luxurious principal bedroom suite also features a private dressing room and en suite. Bifold doors open out from the reception rooms to the landscaped rear garden, and there is parking to the front aspect as well as further neatly tended gardens. The property is serviced by double glazed windows and doors, mains gas central heating and mains drainage.

- Detached Character Cottage
- Central Location in Idyllic Rural Village
- Family Dining Kitchen
- Four Double Bedrooms, En Suite & Bathroom
- Off Road Parking & Landscaped Rear Garden
- Thoroughly Refurbished & Beautifully Presented
- Two Spacious Reception Rooms
- Reception Hall, Utility Space & Cloakroom
- Master Dressing Room & En Suite
- New Windows, Boiler, Radiators & Exterior Rendering



Nestled within scenic South Derbyshire, Coton in the Elms is a delightfully peaceful village providing a much sought after rural lifestyle with easy access to both local commuter routes and the picturesque surrounding countryside. The streets are lined with charming cottages and character homes, with a small brook running through the centre being home to a flock of resident ducks. Amenities within walking distance of the property include a primary school, traditional pubs, a village hall and church, with additional amenities found in the nearby village of Rosliston where there is a Co-op and the Rosliston Forestry Centre. The town and city centres of Burton on Trent, Lichfield and Tamworth, are all within easy reach where further facilities including shopping centres, restaurants and supermarkets can be found, and the village is ideally placed for nearby commuter routes, having the A38, A50 and A444 all within a short drive. Direct rail links to Derby, Birmingham and London can be found at train stations in Burton on Trent and Lichfield.





**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**The Property Misdescriptions Act 1991:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.