



Rose Cottage, Tatenhill Common, Rangemore, DE13 9RT

Set within an established 0.7 acre garden plot is Rose Cottage, a delightful three bedroom character cottage enjoying open views and a desirable setting in this premier hamlet. Being offered with the benefit of no upward chain, Rose Cottage has been extended and upgraded over time, with plenty of further potential to extend the cottage or add garaging (subject to relevant permissions). The deceptively spacious interiors feature exposed beams, brickwork and an inglenook fireplace to the lounge, and the cottage has received a refit to the bathroom and en suite in recent years.

The driveway leads to the rear of the property,

where there is parking and turning area for a number of vehicles. The reception hall is accessed from the side of the cottage, having stairs rising to the first floor and doors into the cloakroom and to two generously proportioned reception rooms, one of which features original exposed brickwork and an inglenook fireplace. A light and airy kitchen with triple aspect windows is set to one side. To the first floor there are three double bedrooms servicing by a guest en suite and family bathroom, with each bedroom enjoying garden and rural views. Nestled within a wrap around plot, the gardens which are laid to lawns and neatly stocked borders extend to a superb 0.7 acre, offering potential to add garaging or extend the

property without encroaching on the extensive outside space.

Rose Cottage lies within the idyllic hamlet of Tatenhill Common, a rural community set partway between Rangemore and Tatenhill. This desirable, rural hamlet is formed by a collection of countryside homes and character cottages, many of which were formerly part of the Bass family's 19th Century Rangemore Hall Estate. Rangemore lies around a mile from the property and is home to a historic Church, the Byrkley Park Garden Centre and Rangemore Primary School which feeds into John Taylor High, both of which benefit from an Ofsted 'Outstanding' rating. The John

Taylor Free School is also around two miles from the property. Convenience facilities can be found in nearby Barton under Needwood where a post office, Co-Op general store, pubs, cafes and boutique shops can be found, and the centres of Burton on Trent and the cathedral City of Lichfield both offer more comprehensive shopping and leisure amenities. Rose Cottage is well placed for access to commuter routes such as A38, A50 and M6 Toll, direct rail links to Birmingham and London are available from rail stations in Lichfield and the international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.



- Semi Detached Character Cottage
- Desirable Rural Setting with Views
- Established 0.7 Acre Gardens
- Two Spacious Reception Rooms
- Modern Kitchen
- Reception Hall & Cloakroom
- Three Double Bedrooms
- Refitted En Suite & Family Bathroom
- Extensive Gardens with Ample Parking to Rear
- Triple Aspect Open Views
- Extension & Garage Potential (STPP)
- Oil Central Heating & Double Glazed Windows
- Delightful Countryside Location
- 'Outstanding' School Catchment
- Well Placed for Commuter Routers & Rail Travel



Reception Hall

A composite entrance door opens to the side of the cottage and into the hallway, where stairs rise to the first floor landing and character doors open into the **Family Room** and:

Living & Dining Room 6.2 x 4.13m (approx. 20'4 x 13'7)

A spacious reception room positioned within the original, part of the cottage, featuring a wealth of exposed beams original brickwork and an arched inglenook style fireplace with wood burning stove inset. There are windows to the front aspect and double part glazed doors open through to:

Kitchen 5.23 x 2.72m (approx. 17'2 x 8'11)

Extending to a good size, the kitchen is fitted with a range of wall and base units housing an inset sink with side drainer and spaces for appliances including dishwasher, fridge freezer, single oven and washing machine. The oil fired boiler is also housed in here, and triple aspect windows overlook rural views to the front and an open aspect over the gardens

Family Room 8.05 x 3.6m (approx. 26'5 x 11'10) – max

Another spacious reception room having windows to the side aspect, LVT flooring and a useful walk in cloaks cupboard. double doors open out to the rear aspect

Cloakroom

Fitted with wash basin and WC





Stairs rise to the **First Floor Landing**, where there is a window to the side and fitted wardrobes houses ample storage space. Character doors open into:

Master Bedroom 4.12 x 3.7m (approx. 13'6 x 12'1)
Positioned to the front of the property, having a window overlooking rural views and a period fireplace

Family Bathroom 2.95 x 2.4m (approx. 9'8 x 7'10)
Refitted with a traditionally styled suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled splash backs, a heated towel rail, a skylight and shelved **Laundry Cupboard**

Bedroom Two 3.7 x 4.5, 3.5m (approx. 12'1 x 14'10, 11'5)
Another double room having a window to the rear overlooking pleasant garden views and private use of:

En Suite
A modern suite comprises wash basin set to vanity units, WC and a double shower, with tiled splash backs, a heated towel rail and a window to the side

Bedroom Three 3.45 x 2.62m (approx. 11'4 x 8'7)
A third double room having a window to the side aspect



EPC in Progress









Outside

Rose Cottage is set back from the lane beyond a hedged and gravelled frontage, with the driveway extending to the side and rear of the cottage where there is parking and turning space to accommodate multiple and/or larger vehicles. There is plenty of potential to add garaging to the fore of the plot, subject to relevant permissions

0.7 Acre Gardens

Extending to the front, side and rear of Rose Cottage, the established garden extends to a superb size and is laid to extensive lawns bordered with mature hedges and foliage, all enjoying an excellent degree of privacy. a second area of lawn set to the rear of the plot houses a kitchen garden with fruit trees and raised vegetable beds, and far-reaching views can be appreciated to one side. There is a large garden shed included in the sale, and the cottage benefits from exterior lighting and a water point



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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: 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.