

Nankirks Lane, Anslow, DE13 9QB
Asking Price £530,000





Set within the rural village of Anslow and surrounded by open farmland, this charming 1800s period cottage offers an abundance of character and generous accommodation throughout. The property occupies a sizeable corner plot with established gardens, extensive off-street parking, and a versatile timber cabin, and is offered to the market with no upward chain.



Accommodation

Internally, the home blends traditional features with practical living space. The reception hallway provides an inviting entrance, with a staircase rising to the first floor and latched internal doors leading through to the main ground floor rooms.

The front-facing lounge enjoys views over the mature gardens and features wood flooring, a wood-burning stove set within a brick chimney breast, and period-style radiators, creating a warm and welcoming space. Adjacent is the snug/dining room, rich in character with its exposed beams, quarry-tiled floor, and a further wood-fired stove. French doors open directly onto the garden, and a secondary staircase rises to the additional first-floor bedrooms.

The country-style kitchen is fitted with granite work surfaces, a range of cupboards and drawers, Belfast sink, and a space for a cooker, set into a brick chimney breast. Quarry tiles extend into the breakfast room, which enjoys a pleasant outlook over the side garden. A utility room provides further appliance space, with an adjoining guest cloakroom fitted with a modern suite.

A separate study offers a quiet workspace, complete with fitted shelving and cupboards.

To the first floor, the main landing leads to the principal bedroom, a spacious double room with fitted wardrobes and a lovely garden outlook. The adjoining shower room comprises a walk-in double shower, wash basin with storage, WC, heated towel



rail, and full tiling. A second double bedroom is accessed from the main landing and also has dual access from the secondary staircase.

The additional landing, accessed via the dining room stairs, leads to two further bedrooms positioned to the front and rear elevations. The bathroom serves this side of the property and is fitted with a wash basin, WC, and bath with mixer shower attachment, with tiled walls and flooring.

Outside, the home stands on an established corner plot





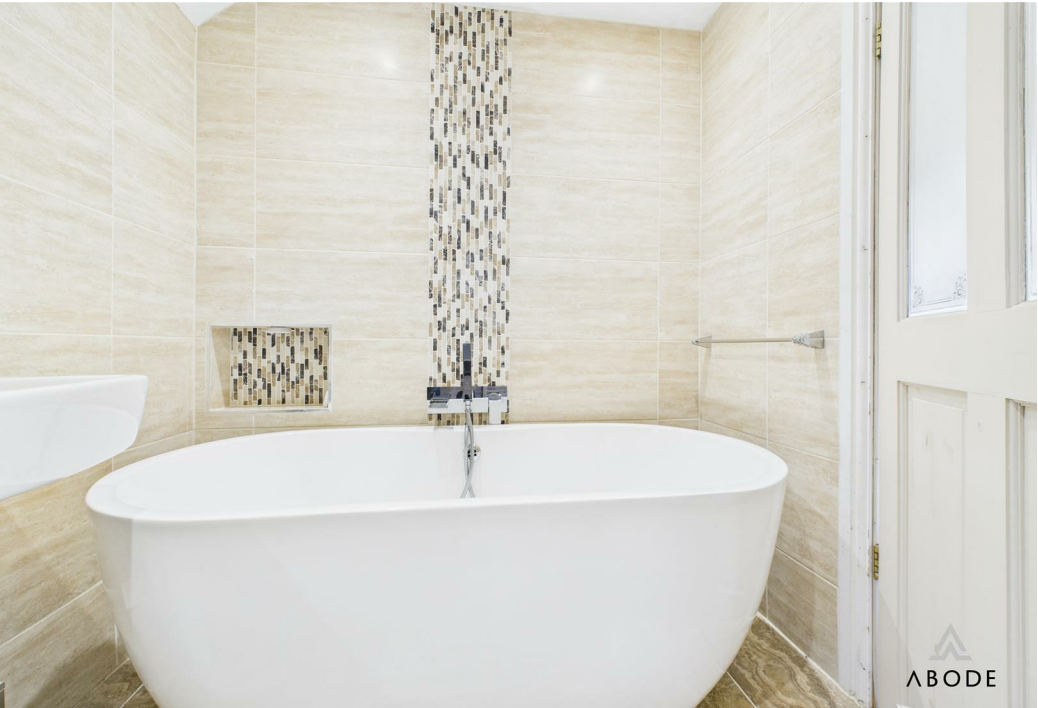


with mature lawns, planting, and a sunny southerly aspect to the main garden. A substantial block-paved driveway provides ample parking, while the timber-built cabin — complete with power and lighting — offers excellent flexibility as a home office, studio, gym, or additional entertainment space.

The village of Anslow offers easy access to Burton upon Trent, Tutbury and Stretton, with a range of amenities, countryside walks, schooling and transport routes.













Floor 0



Floor 1

Approximate total area^m

132.8 m²

1429 ft²

Reduced headroom

1.8 m²

19 ft²

(1) Excluding balconies and terraces

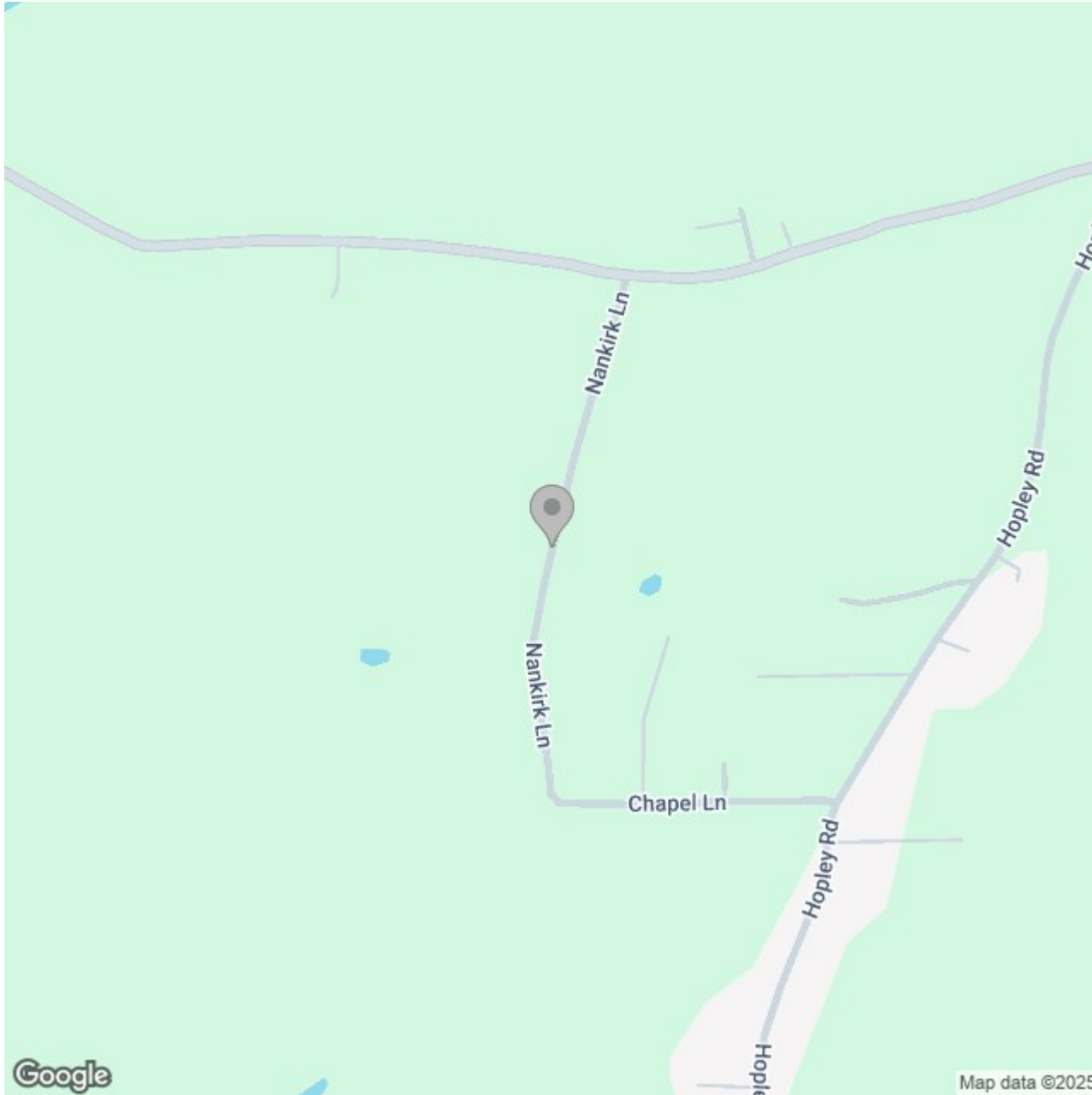
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	