



Offers In Excess Of £850,000

4 Bedroom Detached House for sale
28 MILL END LANE, ALREWAS, BURTON-ON-TRENT





Overview

Perfectly positioned in the heart of Alrewas's sought-after conservation area, West Cottage is steeped in history and character. This mid-19th-century residence, originally built to house the Mill Manager, has been meticulously extended and modernised by the current owners to an exceptional standard.



Key Features

- Opulent Bespoke Kitchen
- 26ft Living Room With Gas Log Burner & Access To Rear Garden
- Snug With Open Fire
- Utility & Guest Cloakroom
- Bedroom Suite With Vaulted Ceiling, Fitted Wardrobes & Ensuite
- Three Further Bedrooms & Family Bathroom
- Private Driveway With Parking For Two
- Established Rear Garden
- Side Storage Areas & Gated Access To Rear
- Conservation Area









Offering over 2,000 sq. ft. of versatile living space across two floors, this charming home is beautifully complemented by its surrounding gardens.

Step inside to discover a welcoming entrance hall, leading to a cosy snug with a feature gas fire and a view of the churchyard. The snug flows seamlessly into a 26ft living room, featuring a reading nook and a gas log-burner-style fire. Perfect for entertaining, this space opens onto the manicured garden through three sets of double doors, providing an effortless blend of indoor-outdoor living.

To the left of the hallway lies an elegant formal dining room with its own gas fire, which connects to a bespoke breakfast kitchen, complete with an Aga, electric oven, and hob. The ground floor also includes a practical utility/boot room and a guest cloakroom, completing the thoughtful layout.

Upstairs, the first floor impresses with three generous double bedrooms, one currently serving as a dedicated home office, all serviced by a stylish family bathroom. The pièce de résistance is the master suite, featuring a vaulted ceiling, fitted wardrobes, and a luxurious ensuite wet room.



Outside, the beautifully landscaped rear garden is a true haven, with a sweeping lawn, dry-stone borders, and tranquil patio seating areas. The front of the property offers a private driveway for two vehicles and an inviting fore garden that sets the tone for this delightful home.

Nestled under the gaze of All Saints Church and a stone's throw from the historic Trent & Mersey Canal, the property enjoys one of Staffordshire's most prestigious addresses, with open views to the rear and a picture-perfect outlook of the church to the front.

This home is perfectly placed to take advantage of village facilities

including the highly regarded All Saints Primary school which feeds into the John Taylor High school in Barton-Under-Needwood, this truly represents an excellent opportunity.

Alrewas village boasts a good range of local shops including hairdressers, take-aways, choice of pubs and restaurants, and is well placed for the A38 with links to Lichfield, Burton upon Trent, Tamworth and the M5.

To fully appreciate the unique charm, history, and prime location of this exceptional property, a viewing is highly recommended for the discerning buyer seeking something truly special within this desirable village setting.

Floorplans

GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

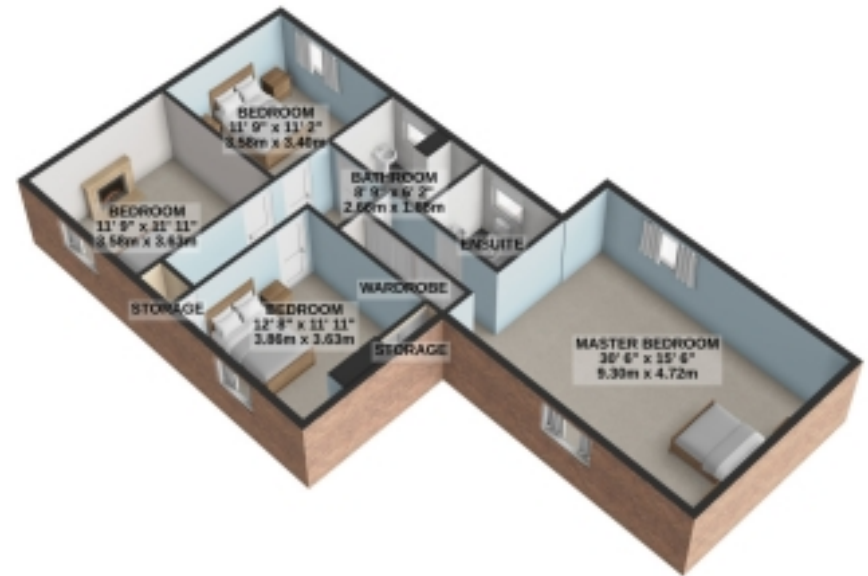
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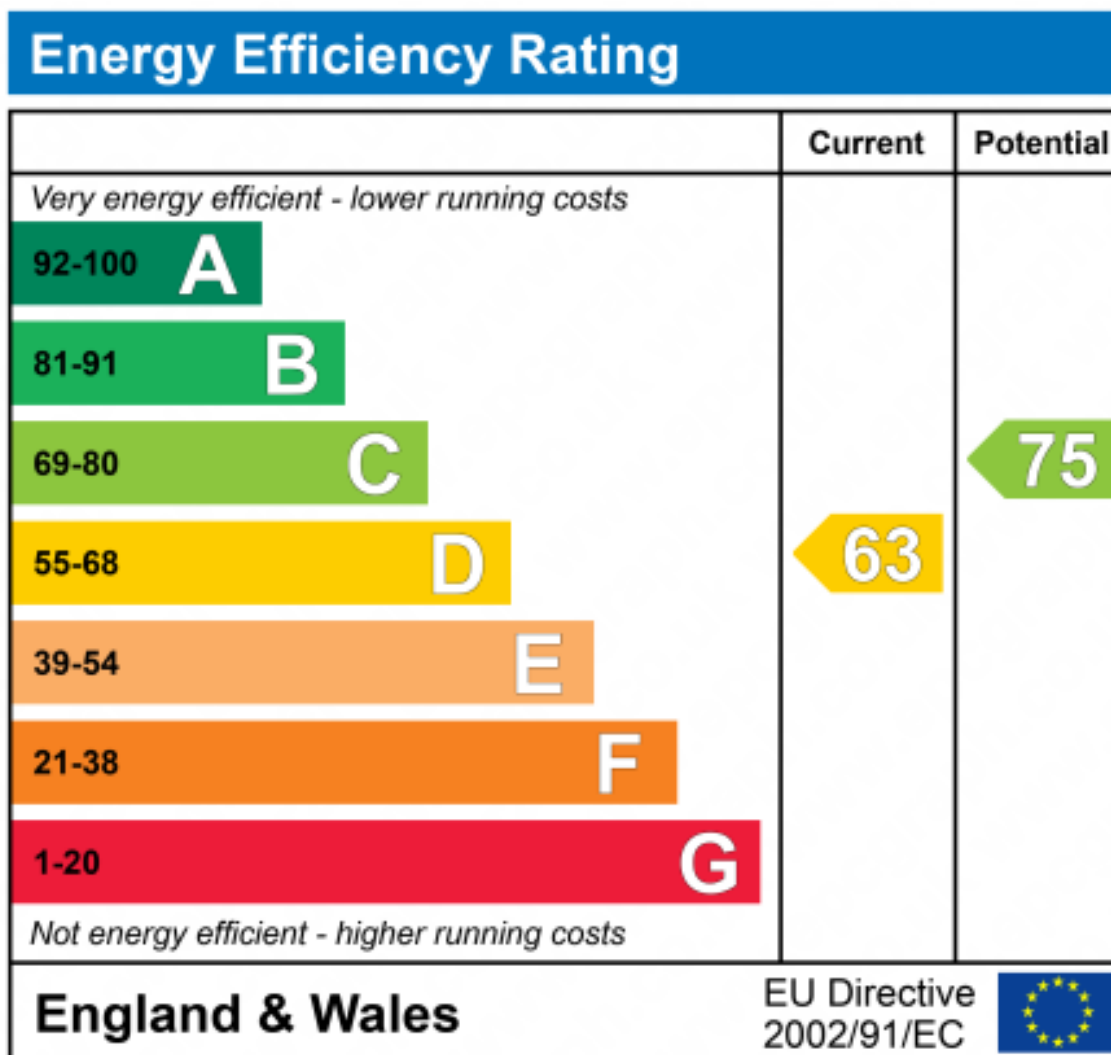
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