SCARGILL MANN & Co
EST. 1995

The White Cottage
70 Ashby Road East
Bretby
Burton-On-Trent
DE15 0PT

Price £465,000

- NO UPWARD CHAIN
- COTTAGE FULL OF CHARACTER AND CHARM
- FLEXIBLE ACCOMMODATION
- THREE/FOUR BEDROOMS
- BATHROOM AND GROUND FLOOR SHOWER ROOM
- LOVELY DINING KITCHEN WITH SNUG/FAMILY AREA OFF
- UTILITY AND CLOAKROOM
- LOW MAINTENANCE GARDENS AND PARKING
- CURRENTLY USED AS A HOLIDAY LET

GENERAL INFORMATION

THE PROPERTY

A most charming character cottage full of original features and with low-maintenance grounds, offers versatile accommodation across two floors. The attractive home originally consisted of cottages dating back to 1816, then later years combined to create one spacious detached family residence. The internal accommodation has gas central heating and provides generously proportioned reception rooms, ideal for entertaining.

A particular advantage of the home is its flexibility, with a ground-floor shower room and study/bedroom allowing for future proofing, an elderly relative, and a party with simple mobility issues. Outside is a low-maintenance garden to the rear, ideal for entertaining, and to the side, an area with planning permission for a detached garage or parking.

LOCATION
The property sits on a side road just off Ashby Road, close to the Burton Golf Club and the surrounding countryside. There is good travel to both Burton and Swadlincote town centres, with Ashby de la Zouch being approximately 8 miles away.

ACCOMMODATION
Entrance door opening through to hallway.

RECEPTION HALLWAY
Ceiling beams, telephone point, under-stairs cupboard and doors leading to the kitchen and dining room;

LOUNGE AND DINING AREA

DINING AREA
4.27m x 4.06m (14'0" x 13'3")
Having an exposed brick fireplace with coal effect gas fire with cast iron grate and brick hearth with alcoves to either side. Radiator, window to the front and opening into the lounge

LOUNGE
5.23m x 4.14m (17'1" x 13'6")
With a feature exposed brick fireplace with coal effect gas fire and recessed lighting, wooden beam mantle and raised brick hearth. Two radiators and windows and French door out into the rear garden patio.

DINING KITCHEN
4.9m x 4.32m (16'0" x 14'2")
With a full range of fitted base cupboards, drawer units, matching wall cupboards and illuminated display cabinets. Work surfaces are inset with a sink. Dishwasher is included, there is a space for a range style cooker with fitted extractor, two windows to the front and one to the side, a door to the utility and opening through to:

SNUG/FAMILY AREA
3.05m x 3m (10'0" x 9'10")
Window to the rear, radiator and ceiling beams.

UTILITY ROOM
3.02m x 1.65m (9'10" x 5'4")
Exposed beams and terracotta tiled floor, fitted units and work surfaces, 1.5 bowl sink, plumbing for a washing machine and space for a tumble dryer and further appliance. Window to the side and a door to the rear garden.

INNER HALLWAY
With a tile floor and window to the side aspect, internal doors lead to the shower room, W.C., and ground-floor bedroom or study.

BEDROOM FOUR/STUDY
4.22m x 2.72m (13'10" x 8'11")
THIS ROOM IS CURRENTLY USED AS A BEDROOM BY THE CURRENT OWNERS. With a Window to the front, radiator and beamed ceiling.

GUEST CLOAKROOM
With a WC, wash hand basin, radiator, window and loft access.

GROUND FLOOR SHOWER ROOM
Fitted with a white suite offering WC, wash hand basin, corner shower cubicle , radiator, heated towel rail and window.

FIRST FLOOR ACCOMMODATION
Stairs rise to the first floor:

LANDING
Having loft access and a window to the front aspect.

BEDROOM ONE
4.72m x 4.06m (15'5" x 13'3")
Wardrobes, radiator and double glazed window to the rear and a cast iron fireplace.

BEDROOM TWO
5.92m x 2.77m (19'5" x 9'1")
Radiator, double glazed window to the side and rear, wash hand basin, loft access and beams.

BEDROOM THREE
3.81m x 2.31m (12'5" x 7'6")
Double glazed window to the side, radiator, wardrobes and ceiling beams.

FAMILY BATHROOM
3.81m x 2.72m (12'5" x 8'11")
Offering a Victorian style bathroom comprising, roll top free standing claw foot bath, corner shower cubicle, low flush wc, wash hand basin, cast iron fire place and grate, heated towel rail, radiator and window to the rear elevation.

OUTSIDE
The rear garden offers a generous flagstone patio with walled areas, gravel area with rockery, a brick built out house, and a wooden summer house. The hot tub is included. To the side is parking for a variety of vehicles with planning permission for a garage.

AGENTS NOTES
If you have accessibility needs please contact the office before viewing this property.

There is a restrictive covenant stating you must not obstruct the visibility splay of the property behind.

The property is currently subject to business rates as it is used as a holiday let. ESBC inform Scargill Mann that this requires a phone call at completion to inform them so this can be put back to residential council tax.

THE SALE PRICE INCLUDES THE HOT

TUB, DISHWASHER AND COOKER THE VENDORS INFORMS US.

TENURE
FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

CONSTRUCTION
Standard Brick Construction

COUNCIL TAX BAND
East Staffordshire Borough Council- D BUT PLEASE SEE AGENTS NOTES

CURRENT UTILITY SUPPLIERS
Gas - Mains - octupus energy
Electric - Mains octopus energy
Water - Mains South Staffs
Sewage - Mains - South Staffs
Broadband supplier - Smarty Mobile

BROAD BAND SPEEDS
https://checker.ofcom.org.uk/en-gb/broadband-coverage

FLOOD DEFENCE
We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.
https://www.gov.uk/check-long-term-flood-risk

https://www.gov.uk/government/organisations/environment-agency

http://www.gov.uk/

SCHOOLS
https://www.staffordshire.gov.uk/Education/Schoolsandcolleges/Find-a-school.aspx

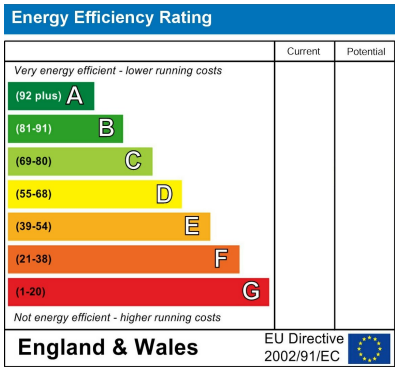
https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search
/find-your-normal-area-school.aspx

http://www.derbyshire.gov.uk/

CONDITION OF SALE
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

VIEWING
Strictly by appointment through Scargill Mann & Co (ACB/JLW 04/2025) A

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.
Made with Metropix ©2025



SALES OFFICE
Unit 17 Eastgate Business Centre
Eastern Avenue
Burton upon Trent
DE13 0AT
T: 01283 548194 /01332 208820
E: sales@scargillmann.co.uk

LETTINGS OFFICE
17 Mallard Way
Pride Park
Derby
DE24 8GX
T: 01332 206620
E: lettings@scargillmann.co.uk

www.scargillmann.co.uk