



Mosley Croft

5 DOVELEA, ROLLESTON-ON-DOVE, DE13 9BL

Rebecca Adams

The Staffordshire Prestige Property Expert



Mosley Croft

Offers Over £650,000

Mosley Croft is an executive five bedroom family home situated in the sought after village of Rolleston-on-Dove. Accessed via a private drive, the first impressions of this imposing property are incredible.



*To see video, legal pack and
more information scan QR code*



Mosley Croft is a deceptively spacious five bedroom family home extending to over 2500 square feet. Set against the backdrop of open fields and situated on a generous corner plot within a secluded private drive.

Property at a glance

Executive Family Home

5 Bedrooms

3 Bathrooms

Full of Character and Charm

Rear views over open countryside

Parking for several cars

3 Large Reception Rooms

Large double garage

Sought after village location

EPC Rating – D

“For me there are few properties that come to the market that compare to this property, it really is an impressive property with a first impression that is hard to be beaten”













The spacious lounge provides a luxurious retreat where elegance meets comfort. As you step up from the inviting hallway, this room is seamlessly connected to the heart of the home.

Natural light floods the room through patio doors that offer stunning views across the rear garden and open countryside beyond. In the colder months, a captivating fireplace nestled atop a rustic quarry hearth creates a cozy ambiance that invites warmth and relaxation.

Double doors lead from the lounge to the charming conservatory. These doors not only amplify the sense of space but also merge the two rooms to create an effortless entertainment space in any season.



First Floor

The feeling of space continues with 5 double bedrooms to this floor. The impressive master suite takes in the beautiful countryside views and has a large ensuite bathroom. The second bedroom enjoys views to the front of the house and benefits from its own ensuite shower room. At the other end of this floor there are three more spacious bedrooms, two enjoying the stunning rear aspect and a family bathroom.

“ The hall and staircase on this property really are something to behold and lead up to the impressive galleried landing.”





Beyond the imposing facade, the generously proportioned and thoughtfully laid out interior caters perfectly for the needs of a growing family that values both comfort and functionality. Noteworthy is the impressive open plan dining kitchen and well proportioned reception rooms that accommodates the demands of contemporary living providing ample space for work-from-home setups. Its safe to say the property will accommodate even the largest of families.

“The impressive open plan dining kitchen provides the perfect space for entertaining friends and family”



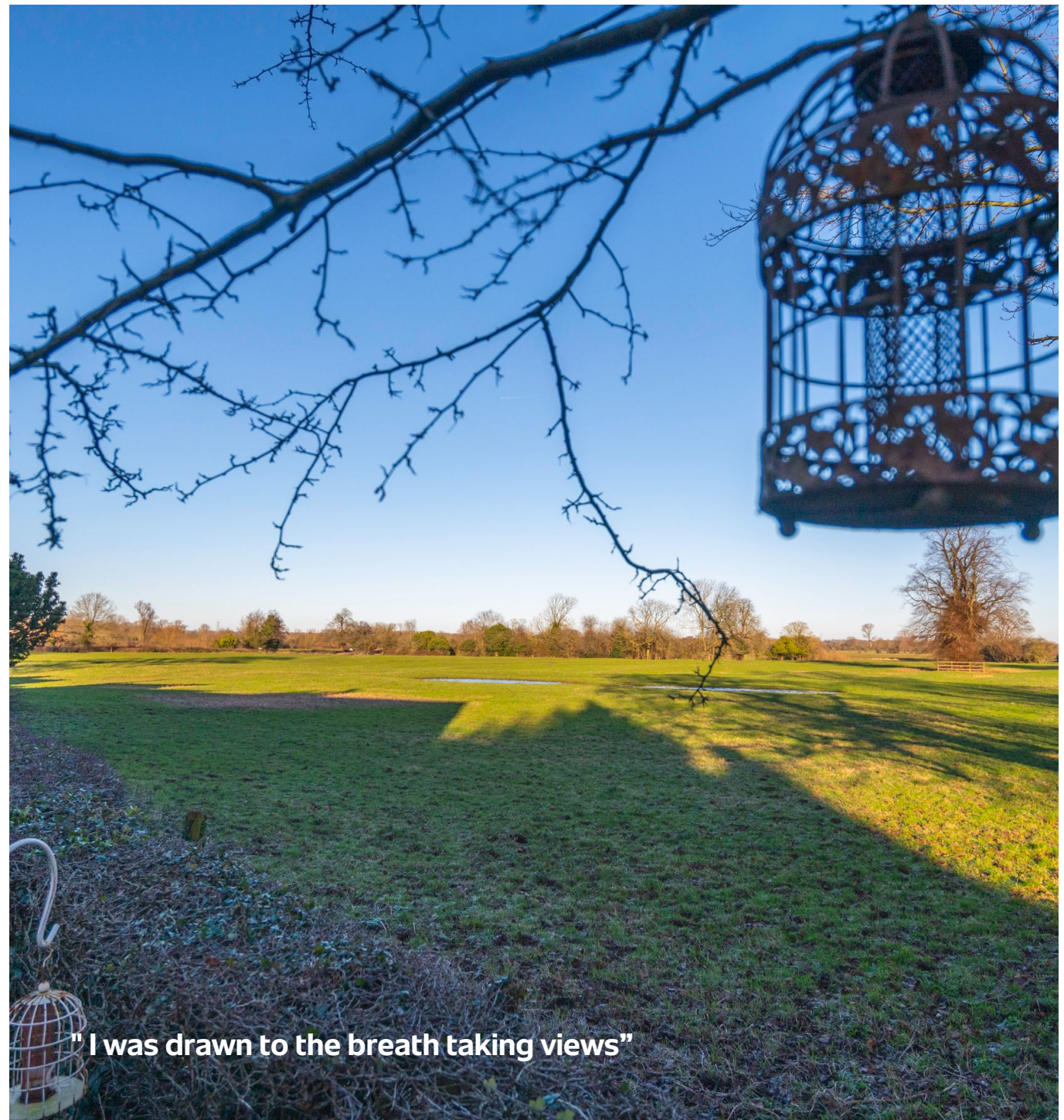


The Seller's view

"I was drawn to this imposing home for its expansive layout, breath taking views and secluded position, despite its prime location nestled within the bustling heart of the village. The allure of being within walking distance to all the conveniences and charms of the community added an extra appeal."

"Having called this village home for the majority of my life, its familiarity and warmth hold a special place in my heart."

"With this property, I saw not only a house but a canvas brimming with potential to be transformed into a haven offering family living at its best."



"I was drawn to the breath taking views"



The Gardens

The secluded corner plot gardens provide a tranquil retreat and a place to unwind whilst enjoying the beauty of open countryside. The view extends towards the village Church spire which completes the picturesque setting that adds to the charm of Mosley Croft and provides an ideal environment for a family wishing to enjoy all aspects of village life.





Directions

From the A38 at junction T5, take the A5148 exit to Lichfield/A38/Burton, keep right and merge on A5148. Continue on A38 then take the A5121 slip road to Burton/Tutbury/A511. Turn right onto Claymills Rd and continue onto Dovecliff Rd. Continue onto Station Rd and then turn left onto Church Rd. Turn right onto Marston Lane and then first right into Dovelea, continue to the end of the drive and Mosley Croft will be on your right,

Services

Main water, gas and electric

Tenure

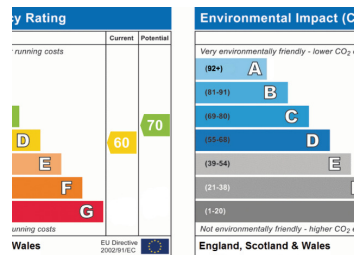
Freehold

Local Authority & Tax Band

East Staffordshire Borough Council
PO Box 8045, Burton-on-Trent, DE14 9JG
www.eaststaffsbc.gov.uk
Tel 01283 508000
Tax band - G

Viewing Arrangements

Viewing strictly by appointment with sole agent
Rebecca Adams 0771 5763563
rebecca@thepropertyexperts.co.uk

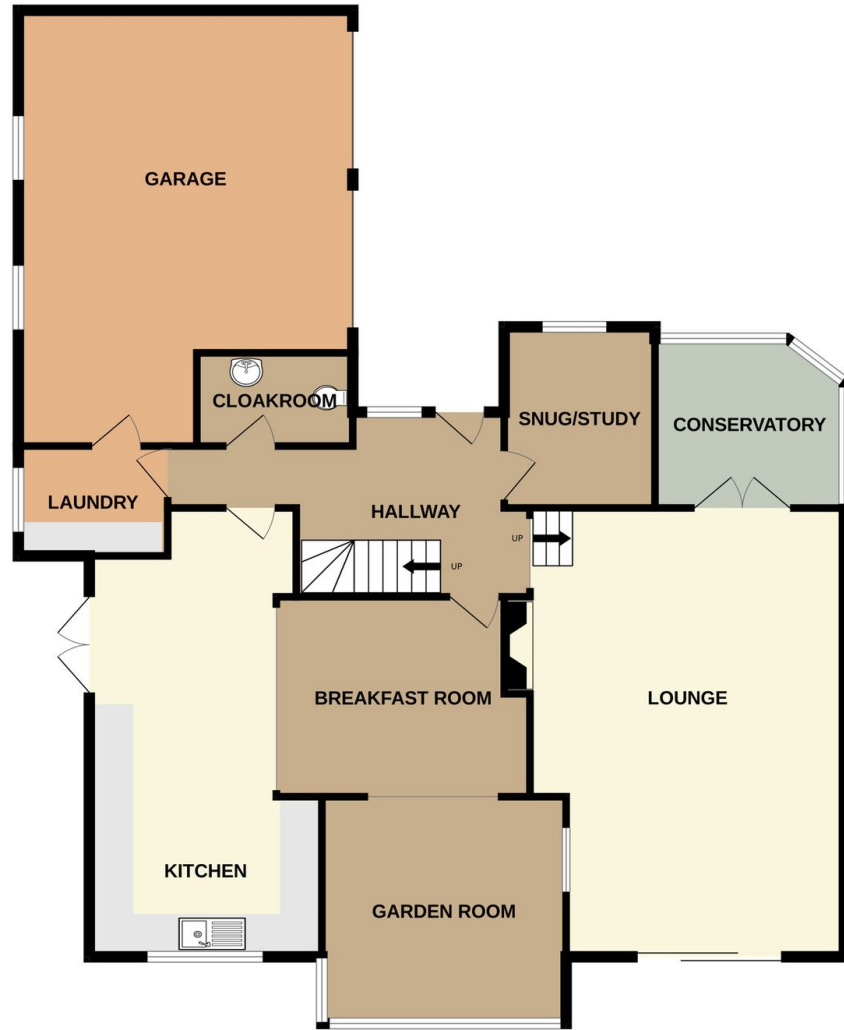


AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



GROUND FLOOR



1ST FLOOR



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

About the Area

Rolleston-on-Dove

Rolleston-on-Dove is a picturesque village located in Staffordshire. Situated near the town of Burton-on-Trent, it is known for its charming rural setting, historic architecture and vibrant community atmosphere.

The village has a rich history dating back to medieval times and features several historic buildings, including St Mary's Church which dates back to the 12th century and Rolleston Hall, a Grade II listed country house built in the early 17th century.

Nestled along the banks of the River Dove, Rolleston-on-Dove boasts stunning natural scenery. The surrounding countryside offers ample opportunities for outdoor activities such as walking, cycling and birdwatching.

Amenities/Distances

Burton-on-Trent Train Station 2.9 miles

John of Rolleston Primary School 0.2 miles

Outwoods Primary School 1.3 miles

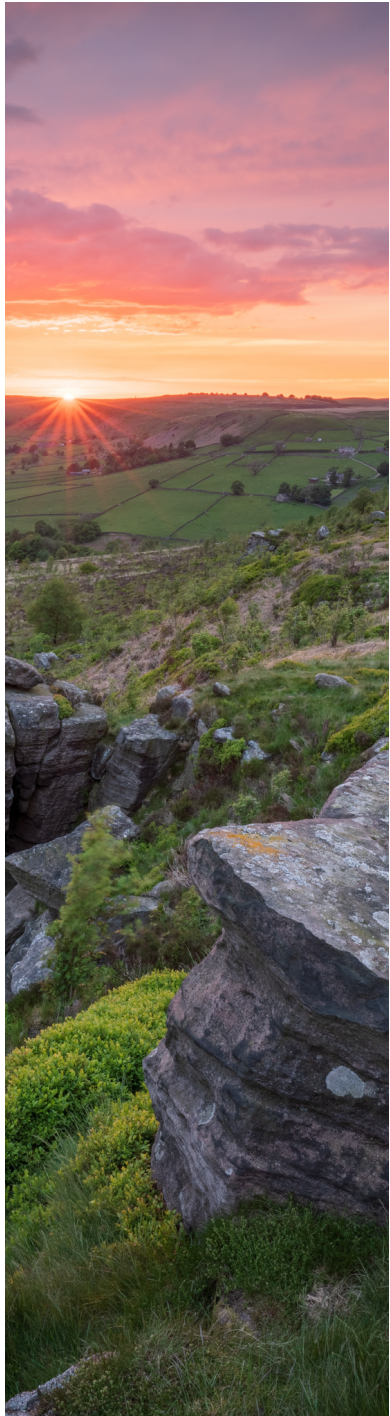
St Modwen's Catholic Primary School 1.0 miles

The Fountains High School 1.2 miles

A38 motorway 5.4 miles

Queens Hospital Burton 9.8 miles





East Staffordshire

The East Staffordshire area, located in the county of Staffordshire is a diverse and vibrant region with a rich history, picturesque landscapes and a range of amenities. Situated in the West Midlands region of England, East Staffordshire is bordered by Derbyshire to the east and the city of Stoke-on-Trent to the west. It covers a diverse range of landscapes, including rural countryside, historic towns and industrial areas.



Plot Size: 0.35 Acres 1,415.00 sq.m





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“Rebecca Adams acted on our behalf for the sale of a rental property in Burton on Trent. Rebecca is exceptionally professional, prompt, competent and pleasant to deal with. The property was sold at a good price in a changing and challenging market. I’d recommend Rebecca to anyone; an authentic and credible professional.”



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