



WEST COTTAGE | MILL END LANE | ALREWAS | STAFFORDSHIRE | DE13

Downes
&
Daughters
ESTATE AGENCY



WEST COTTAGE

MILL END LANE | ALREWAS | STAFFORDSHIRE | DE13 7BX

£875,000

A rare opportunity to acquire an utterly charming detached family home at the heart of Alrewas's coveted conservation area, in the shadows of All Saints Church and the historic Trent & Mersey Canal. Believed to have been built in the mid 19th Century to house the original Mill Manager and more recently having been extensively extended and updated by the current owner to a high specification. This delightful dwelling occupies an enviable position within one of Staffordshire's premier addresses with an open outlook to the rear and a framed view of the church to the front.

The flexible family accommodation extends to over 2,000 sq.ft, arranged over two floors and is well balanced by the gardens. The ground floor offers an entrance hallway, two living rooms, a Mark Wilkinson bespoke breakfast kitchen with Aga and supporting electric oven and hob, utility / boot room and guest cloakroom. Not to mention the 26ft double aspect drawing room, designed with entertaining in mind and elegantly linking to the garden via three sets of double doors.

The first floor is equally impressive, extending over the drawing room with the landing leading to an opulent principal bedroom suite with lobby entrance, fitted wardrobes and a luxury en suite wetroom. The three further double bedrooms, one used as a dedicated work space, are served by the family bathroom. All enjoying pleasant views to the front or rear aspects. Outside there is a beautifully landscaped rear garden with shaped lawn, established raised borders with dry stone boundary and patio seating areas, private driveway and pretty fore garden.

Viewing is advised to fully appreciate the unique charm and nature of this property and, for the discerning buyer, to understand its enviable position within this highly desirable village.



GROUND FLOOR

- Entrance Hallway
- Sitting Room With Gas 'Log Burner Style' Fire
- Opulent Mark Wilkinson Bespoke Kitchen With Aga, Supporting Electric Oven & Hob, Pantry & Access To Rear Garden
- Utility / Boot Room
- Guest Cloakroom
- Snug With Open Fire
- Showpiece Double Aspect Drawing Room With Gas Log Burner & Access To Rear Garden





FIRST FLOOR

- Landing
- Principal Bedroom Suite With Lobby Entrance & Fitted Wardrobes
- Luxury En Suite Wetroom
- Bedroom Two With Fitted Wardrobes
- Bedroom Three With Fitted Home Office
- Bedroom Four
- Family Bathroom







WHY WE LOVE THIS HOUSE...

"West Cottage has been a great home for day to day living, at one stage working from home, and for entertaining! We have always felt we were in the most beautiful part of the village and overlooking the church and having views of open fields at the back it was the best of both worlds.

A home with everything, especially lovely neighbours and friends".





OUTSIDE

- Pretty Fore Garden With Ornate Railings
- Private Driveway With Partially Covered Parking
- Extensive Established Rear Garden
- Shaped Lawn With Patio Seating & Cooking Areas
- Established Raised Borders With G-Scapes
- Signature Dry Stone Wall Boundary
- Side Storage Areas & Gated Access To Front





Ground Floor

Approx. 103.3 sq. metres (1111.5 sq. feet)



First Floor

Approx. 91.7 sq. metres (987.2 sq. feet)



Total area: approx. 195.0 sq. metres (2098.7 sq. feet)



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099

www.downesanddaughters.co.uk

