



166a Main Street,  
Alrewas DE13 7ED

Downes & Daughters  
ESTATE AGENCY



## 166a Main Street, Alrewas DE13 7ED £395,000

A rare chance to purchase your very own piece of English history located at the heart of this popular Staffordshire Village. Reputedly the 'second oldest' dwelling in the village, Alley Thatch is a stunning example of a detached 17th Century architecture with the timber frame and thatched design thankfully preserved by its Grade II listing. Offered for sale with no onward chain and the rare reassurance of a newly thatched roof only a year old. The canal side location is straight out of the pages of Wind In The Willows with the garden extending all the way down to the canal where you will find a peaceful patio seating area complete with summer house. The internal accommodation boasts a wealth of original features throughout and offers a living/dining room with inglenook fireplace and log burner, a kitchen and a period style bathroom on the ground floor and two bedrooms and a landing on the first floor. Externally there is the rare benefit of extensive off street parking, substantial patio seating area wrapping around the house, established lawned garden and that second patio adjacent to the canal with a pretty summer house with power.

Viewing is essential to appreciate the inherent historic charm of this delightful home and its convenient proximity to local shops and amenities. John Taylor catchment.

### GROUND FLOOR

Entrance Hallway • Double Aspect Kitchen • Elegant Period Style Bathroom With Roll Top Claw Footed Bath • Living Room With Inglenook Fireplace & Log Burner Opening In To... • Dining Area With Understairs Cupboard

### FIRST FLOOR

Landing • Bedroom One With Double Aspect (fitted wardrobes) • Bedroom Two

### OUTSIDE

Extensive Gravel Driveway Parking for 2 cars • Heavy Wooden Gates Opening To Rear Patio • Extensive Courtyard Style Patio Area Adjacent To The House With Two Brick Stores • Centre Piece Mature Wisteria • Picket Fence Gated Access To Lawned Garden • Established Borders • Canal Side Patio With Summer House • Second Seating Area On Canal Bank

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Grade II Listed • Council Tax Band D • Energy Rating ? • All Mains Services • Gas Central Heating • Upgrades In 2024 Include... New Thatch Roof, Wiring Upgrade, New Boiler, Chimney Lined & Pointed & New Log Burner

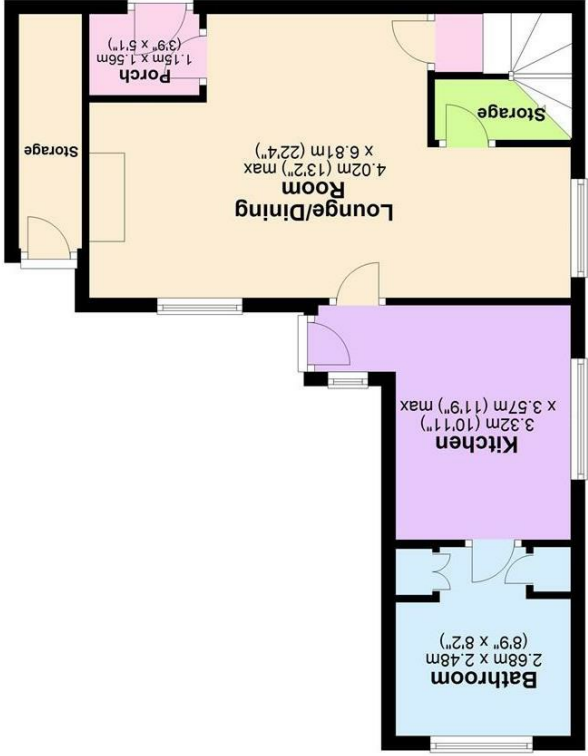
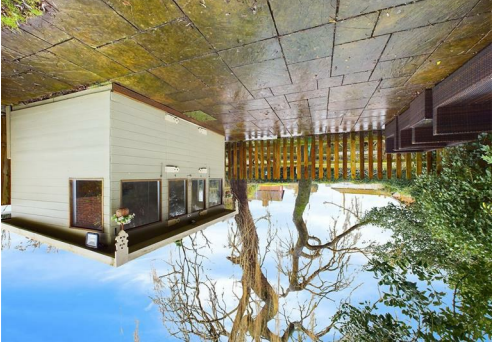
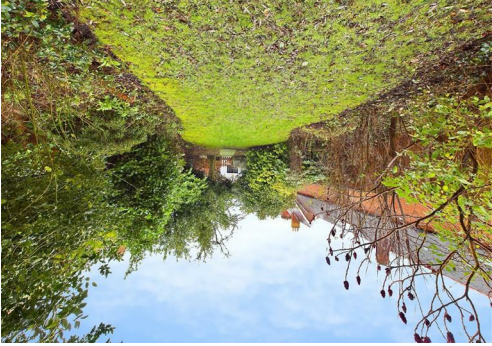




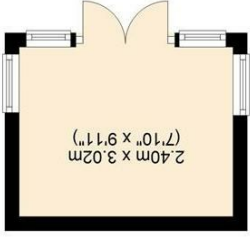




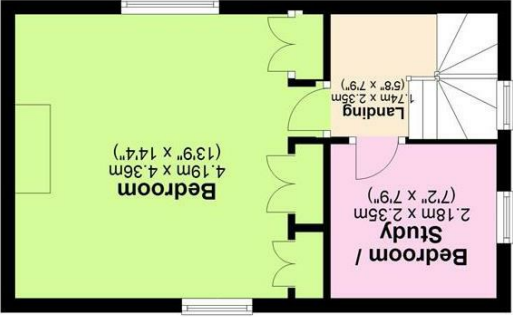
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www.downesanddaughters.co.uk



Ground Floor  
Approx. 47.2 sq. metres (507.8 sq. feet)



Garden Room  
Approx. 7.3 sq. metres (78.1 sq. feet)



First Floor  
Approx. 27.4 sq. metres (294.6 sq. feet)

Total area: approx. 81.8 sq. metres (880.5 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Minimum
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	
Energy Efficiency Rating	
Current	Minimum
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Not All Agents Are Equal...