## **Brookfield Cottages**

Acresford, Swadlincote, DE12 8AW







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A well-presented cottage in Acresford, near Overseal, with driveway parking and gardens. The home offers a spacious breakfast kitchen, cosy sitting room with log burner, two bedrooms, family bathroom, and a versatile attic room. Ideally located for countryside walks, local amenities, and excellent access to the M42.

£195,000



Tucked away in the peaceful hamlet of Acresford, on the edge of Overseal, this charming cottage offers an inviting blend of character and comfort with versatile living space across three floors. Blending exposed beams, feature brickwork and a cosy log-buming stove. From the front door you can step straight into open countryside, enjoying scenic walks and rural views, while the much-loved Cricket Arms is just a short stroll away for a relaxed drink or meal. Despite its idyllic setting, the property also enjoys excellent connectivity with swift access to the M42, making it a wonderful retreat that balances village life with convenience.

A stable door opens into a welcoming family breakfast kitchen, fitted with a range of wall-mounted cabinets wrapping around two sides and complemented by matching worktops. An inset electric hob with oven beneath is neatly integrated, alongside space for a washing machine and fridge freezer. The room easily accommodates a family breakfast table, while decorative ceiling beams add character. A radiator provides warmth, and the space flows through to the inner lobby where you'll find a useful under-stairs cupboard and staircase to the first floor.

To the left, a striking exposed brick wall sets the tone, with a charming cottage-style ledged door opening into the sitting room. Here, a beamed ceiling enhances the cottage feel, and a brick-built fireplace with raised hearth and inset log-burning stove creates a cosy focal point. A further door provides access to the outside.

On the first-floor landing stripped pine doors lead off to the bedrooms. The principal bedroom a lies to the rear, featuring a period-style cast-iron fireplace as a charming centrepiece and a UPVC double-glazed window overlooking rear elevation. Bedroom two is a well-proportioned single with a window to the front and radiator.

The bathroom is finished in white with natural stone tiling to the bath and sink area and includes an electric shower over the bath. An ornamental period-style radiator with towel warmer completes the space.

From the landing, a cottage-style ledged and braced door reveals a staircase rising to the second-floor attic room. Extending the full depth of the property, this impressive space boasts a high vaulted ceiling with exposed timbers, a feature Gothic-style chimney breast arch, two rear-facing skylights, and an electric radiator. A large walk-in cupboard/wardrobe offers excellent storage.

Outside, the cottage is set behind a lawned fore garden with driveway parking, while to the rear there is a small patio garden-perfect for enjoying outdoor relaxation.

### Agents notes:

There is no mains gas.

The cottages and Chapel all share a right of way to the rear.

Buyers should be aware the cottage does adjoin Acresford Methodist Church. The property is situated in an ex coal mining area.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A
Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>

Our Ref: JGA/17092025

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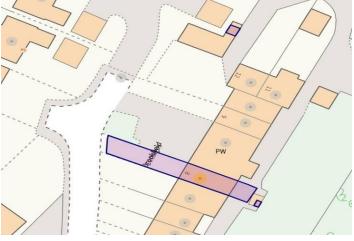






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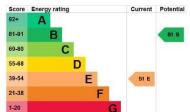
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