



Hill Crest
Main Road | Anslow | Burton-on-Trent | Staffordshire | DE13 9QE

 FINE & COUNTRY

HILL CREST



Hillcrest is a most charming, detached period family home built originally in 1909 and extended and improved by the current owners who have lived here for 46 years. The home occupies an edge of a village position in the popular East Staffordshire village of Anslow. The home is nestled on a plot approaching 1/3 of an acre and has delightful gardens that wrap around the whole property.



ACCOMMODATION

Internally, the home boasts 3 reception rooms alongside a generous breakfast kitchen, utility room and ground floor cloakroom. To the first floor, there are five genuine double bedrooms with an en suite to the principle bedroom alongside a well-appointed family bathroom and a further study.

Externally the home has a spacious frontage with off-road parking for many vehicles leading in turn to a double garage whilst the gardens well established with a variety of seating areas and sit adjacent to open countryside with fabulous views. A viewing comes highly recommended to appreciate all that is on offer.

Ground Floor

As you enter Hill Crest, there is a useful porch with sliding doors, which in turn leads into the entrance hallway, which immediately gives you a sense of charm and character on offer with the original Minton tiled flooring. There is a staircase leading to the first floor and pine doors leading off to all rooms. To the rear is a useful coat store, which in turn leads to the ground-floor cloakroom, complete with a washbasin and a low-level WC.

The formal Dining room features a double-glazed box Bay window to the front elevation and a large picture window to the side, flooding this room with light. There is a log burner with a wood surround, and original features continue with cornices and a dado rail. The main sitting room is a most spacious room with French doors leading out to the rear elevation and a large side picture window and again there is a log burner with wood surround and deep-set skirting boards, ceiling coving and plenty of room to accommodate most families.

The heart of the home must be the breakfast kitchen with plenty of space for a large dining table. The home has recently been upgraded with a new kitchen and matching utility room and the kitchen features ample storage with base and eye-level units and solid work surfaces incorporating a twin bowl sink unit. There is space for a range cooker and the kitchen features modern tiled flooring along with some integrated appliances. Immediately accessed from this room, there is a most useful snug with French doors leading out to the front elevation.

Following on from the kitchen, there is a rear boot room with a door to the gardens and access through to the utility room with a further sink unit, tiled flooring and plumbing for appliances, along with the gas boiler.





SELLER INSIGHT

“ This impressive, spacious, family home enjoys an outlook onto verdant meadows and mature trees bordering the National Forest. The house, built in 1909 features many of the delights of this period, especially its high ceilings and well proportioned rooms. This much treasured property has been home for Sue and family for the past forty six years.

“It was a somewhat fortunate happenchance that brought us to this magical property. We were looking to move into a larger family home, but the sale of our original house had fallen through and, therefore, our new search began. The instant we walked into Hill Crest, it was love at first sight and we knew it was to be our forever home. We loved its setting, alongside its historic features and obvious potential. As our family numbers increased, we tweaked, enhanced and extended our house for it to become this truly special family home and one which comprises all the requirements for today's needs, whilst embracing its unique history. Rooms are welcoming and elegant with lots space for numerous activities. Our house does come into its own at Christmas which has always been a special occasion and when parents and grandchildren spread comfortably and relaxed throughout the house. We also have a cosy snug which is a splendid space for quiet relaxation. The kitchen is, of course, the hub of the house with much chat taking place around our large table.”

“Our garden has lots of areas in which to enjoy shade or sunshine and, as it unfolds into the meadows and woodland beyond, we do have and abundance of visiting, interesting, wildlife. It is certainly an area in which to savour the sounds and perfumes of summer and to watch the seasons unfold.”

“Anslow is a vibrant, hospitable, village with many sociable events taking place, whilst the local school has a highly rated Ofsted report. The village is very proud of its friendly pub which serves fabulous meals, whilst another popular venue is Church Farm Tearooms. Local transport is excellent, and the village is conveniently close to Burton on Trent and Litchfield.”

“This has been a much loved family home, but it is now ready for a new family to unpack their bags and enjoy life in this tremendous property in such a beautiful location.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









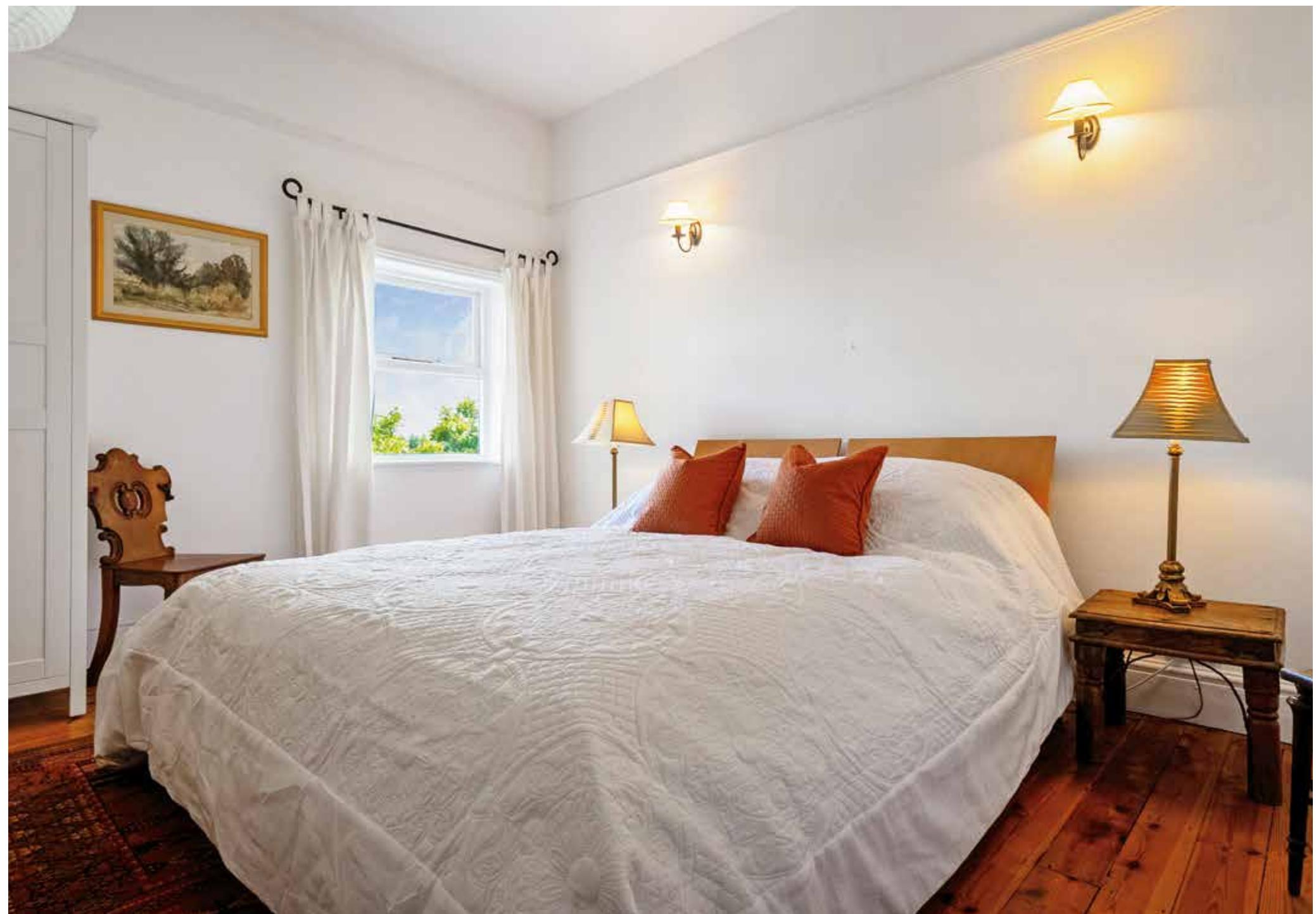
First Floor

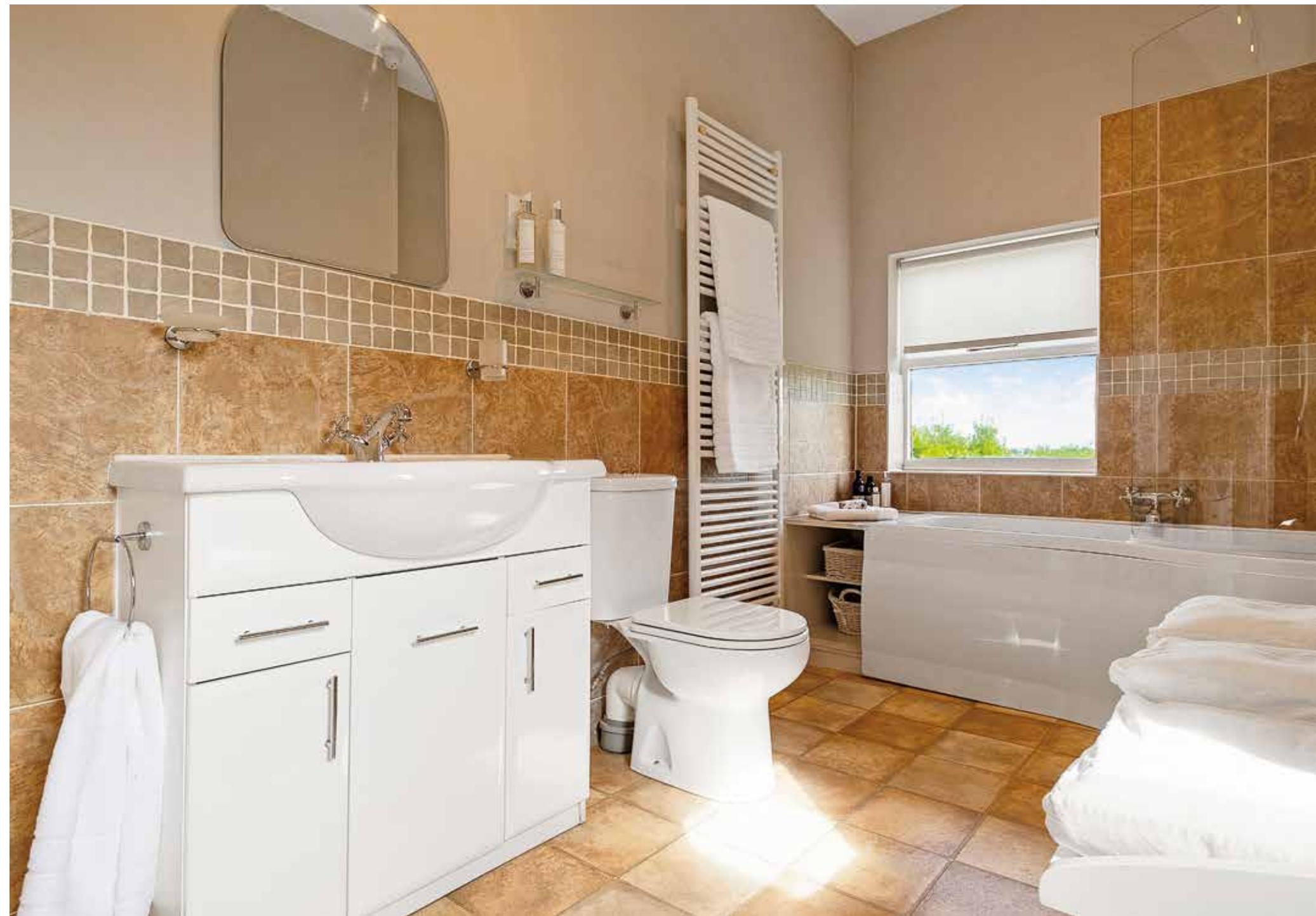
To the first floor, you have a large landing area again with pine doors leading off to all bedrooms. The principal bedroom is a large double room with windows to both front and side elevations, fitted wardrobes and leads through to an en suite shower room comprising a wash and basin housed in a vanity unit, WC, and a corner walk-in shower enclosure with rain shower attachment, and a heated towel rail.

There are four further double bedrooms on the first floor all with high ceilings and light and airy rooms. The family bathroom is well appointed with a wash hand basin housed in a vanity unit, WC, kidney-shaped bath with shower over and windows to both the rear and side elevations. There is also a very useful study room with double glazed window to the side and a radiator















OUTSIDE

The outside of Hillcrest is also as captivating as the interior. There is a gated entrance leading to a large parking area for many vehicles which then leads to the detached double garage. The front gardens are laid mainly to lawn with mature boundaries and there is a York stone pathway leading to the front entrance door. The gardens wrap around the whole property and the plot measures just over 1/3 of an acre. Immediately to the rear of the property, there is a lovely patio area and a further seating area can be found in the corner of the gardens perfect for al fresco dining with views over fields. There is also a useful greenhouse and brick-built storage shed





LOCATION

The home is located in the sought-after village of Anslow in East Staffordshire. Anslow is known for its very friendly community, and excellent local amenities, and is set close to the National Forest with countryside walks on your doorstep. Within the village itself, there is a highly regarded primary school, public house and community centre.

The village is conveniently situated just a short drive from the bustling town of Burton upon Trent, offering a wide range of shopping, dining, and entertainment options. For families, there are several well-regarded schools in the area, and commuters will appreciate the easy access to the major road networks including the A38 and A50 providing swift connections to Birmingham, Derby and beyond. For those wishing to commute to London, Lichfield Trent value rail station is a short drive away and Euston and can be accessed within an hour and 10 minutes.



**Services**

All main services are connected to the property. Broadband is superfast and there is mobile phone coverage

Is the property Freehold/Leasehold?

Freehold

Local Authority

East Staffordshire Borough Council

Council Tax Band

G

EPC

D

Viewing Arrangements

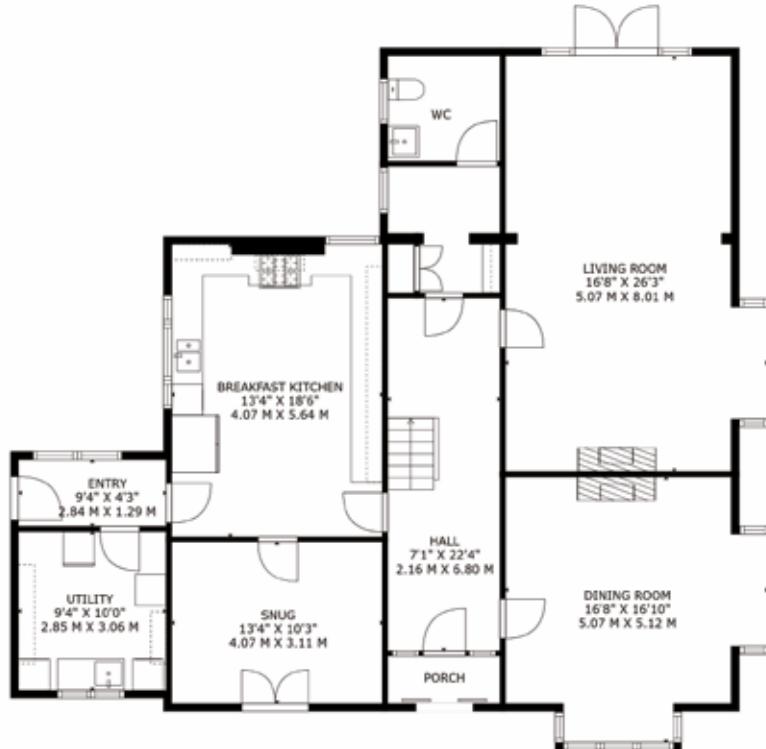
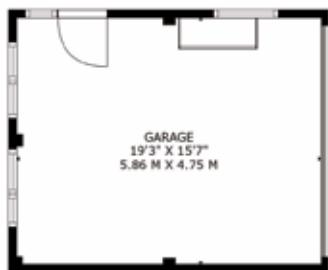
Strictly via the vendors sole agent Lee Armstrong Fine & Country on 01332 973 888

Website

For more information visit <https://www.fineandcountry.co.uk/south-derbyshire-ashbourne-and-matlock-estate-agents>

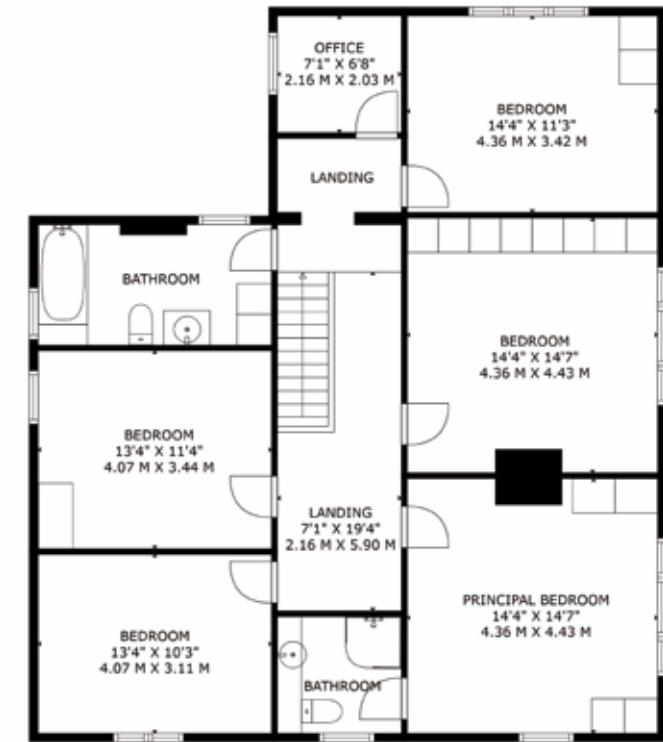
Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



TOTAL: 2770 sq. ft, 258 m²
 GROUND FLOOR : 1481 sq. ft, 138 m², FIRST FLOOR : 1289 sq. ft, 120 m²
 EXCLUDED AREAS: GARAGE: 300 sq. ft, 28 m²

Sizes And Dimensions Are Approximate, Actual May Vary.



TOTAL: 2770 sq. ft, 258 m²
 GROUND FLOOR : 1481 sq. ft, 138 m², FIRST FLOOR : 1289 sq. ft, 120 m²
 EXCLUDED AREAS: GARAGE: 300 sq. ft, 28 m²

Sizes And Dimensions Are Approximate, Actual May Vary.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation



LEE ARMSTRONG MANAGING DIRECTOR

Fine & Country Derbyshire
01332 973881 | 07496 710557
email: lee.armstrong@fineandcountry.com

I have over 24 years of experience within the property market across the East Midlands, and I hold both a BA(Hons) degree in Marketing, along with a Post Graduate Diploma in Surveying. I also hold the NAEA Technical Award along with being ARLA qualified.

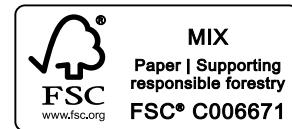
I am the founding partner of Fine & Country in Derbyshire and I am proud to have developed the brand across the County to offer the highest standards of presentation, exposure and service within estate agency. The office has won prestigious international awards for its marketing and is the leading Estate Agent in the upper quartile for property transactions.

Living in Tutbury, East Staffordshire I specialise in areas such as Littleover and Mickleover where I previously lived for many years, stretching across to Repton and the villages off the A38 corridor, down to Yoxall, Barton under Needwood, Tutbury and all those nearby villages. I am proud to report that in 2021, across all of my exchanges I achieved 108% of the asking price, being self employed I work tirelessly to ensure my sellers get the best possible price for their homes.

Using the latest video marketing methods along with extensive exposure through social media, and with the backing of national marketing via Fine and Country the exposure on offer is unrivalled by the local competition.

This is all steered by my consultant level service and negotiation skills which means sellers and buyers can be guaranteed of getting the right and best information to enhance your experience of using Fine & Country.

Fine & Country Derbyshire
The Old Post Office, Victoria Street, Derby DE1 1EQ
01332 973 888 | derbyshire@fineandcountry.com



F&C