





Tucked away behind a gated driveway in the centre of Rolleston-on-Dove, this detached cottage offers a rare combination of privacy and convenience.



ABODE
SALES & LETTINGS

Set within approximately 0.35 acres, the house feels pleasantly removed from its surroundings. Mature trees and hedging frame the gardens, while views towards St Mary's Church provide a quiet reminder that the village is never far away. It is a home that can accommodate a full and varied life—busy family mornings, working from home, weekends spent outdoors and long evenings gathered around the kitchen.

At its heart is the thirty foot kitchen, dining and living space. The navy cabinetry and quartz surfaces give the kitchen a confident, contemporary character, but it is the scale and light that make the room memorable. A vaulted ceiling and skylights draw daylight from above, while triple-aspect bifold doors open the living area directly onto the garden. The breakfast bar seats up to six, creating a natural place for coffee, conversation or children finishing homework while dinner is prepared.







In warmer weather, life can move easily outside. Beyond the bifold doors is a paved terrace with a covered pergola—suited to relaxed lunches, evening drinks and outdoor dining even when the British weather is undecided. From here, the garden opens into generous lawns bordered by mature planting, with an ornamental pond and views of the church beyond.

The rest of the house offers a insight to its original structure. Beamed ceilings and a brick fireplace give the main sitting room a more intimate, traditional feel: somewhere to retreat when the open-plan kitchen has finished being the centre of activity. A separate cinema-style room provides another place to switch off, although its bay windows and garden outlook would allow it to work equally well as a family room or additional sitting room.

A substantial dining room offers space for occasions that deserve their own setting. Rather than every room competing for the same purpose, this is a house in which different parts of the day can unfold naturally—some together, some apart.

Its layout is particularly adaptable. Two ground-floor rooms can be used as bedrooms, a home office or a combination of the two, supported by a ground-floor bathroom. Upstairs, two separate staircases each lead to a pair of bedrooms and a shower room—one shared from a galleried landing and the other arranged in a Jack and Jill style.



That separation creates genuine flexibility. Older children can have a degree of independence, guests can stay without taking over the house, and relatives can be accommodated without everyone living on top of one another. For a household that needs five or six bedrooms—or simply more choice in how its rooms are used—the arrangement is far more valuable than a conventional corridor of identical bedrooms.

Outside, the gated gravel driveway provides ample approach and parking, leading to a detached double garage with useful attic storage above. An electric-vehicle charging point and outdoor power sockets add practical touches to the setting.

The result is a home with both presence and warmth: substantial enough for a large or multigenerational household, but arranged around the everyday pleasures of cooking, gathering, retreating and spending time in the garden. Rolleston's village amenities are close by, while Burton upon Trent and connections via the A38 and A50 remain readily accessible.

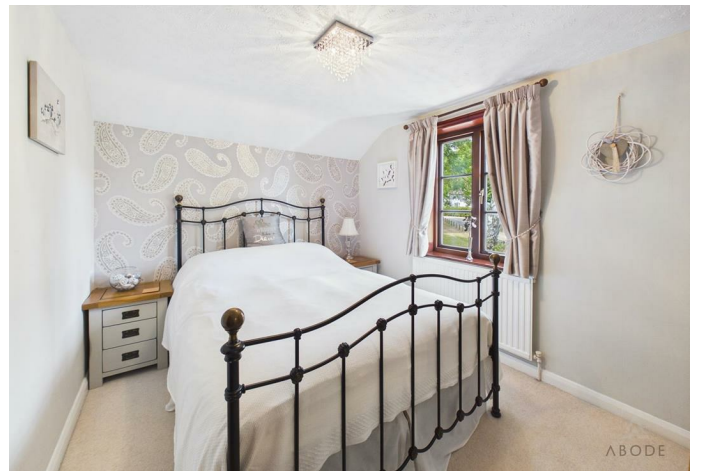
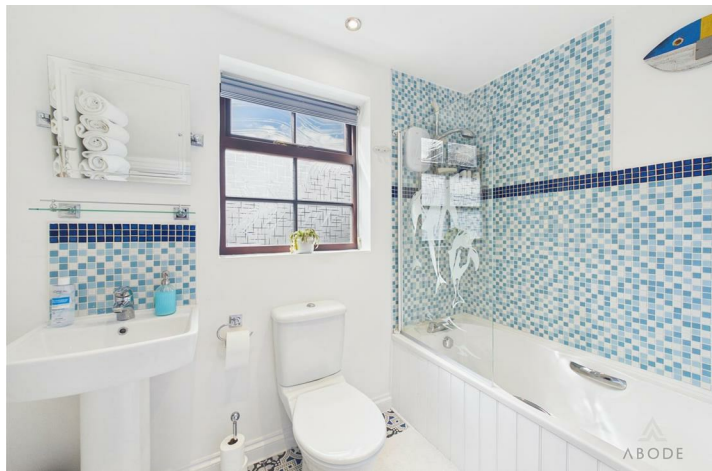
Offered with no upward chain, this is a distinctive home for buyers seeking more than additional square footage. It offers space with a purpose—and a way of living that can change as family life does.

Important Information

The property is freehold, situated within a conservation area, has an EPC rating of C and falls within council tax band E. Access is via the Spread Eagle car park and a private driveway serving three properties.

Please Note

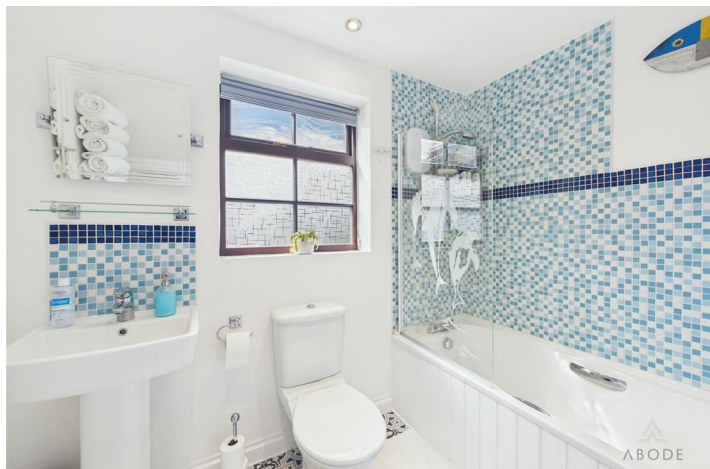
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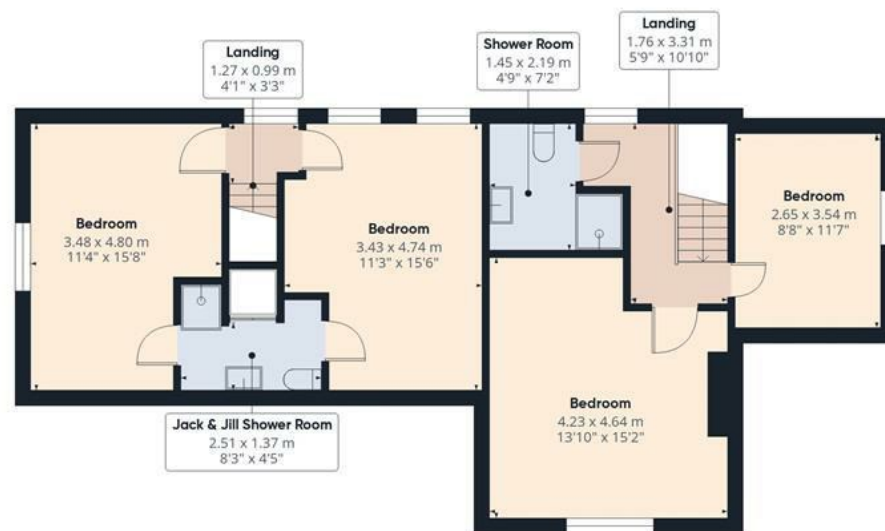


Floor 0

Approximate total area⁽¹⁾

208.7 m²

2247 ft²



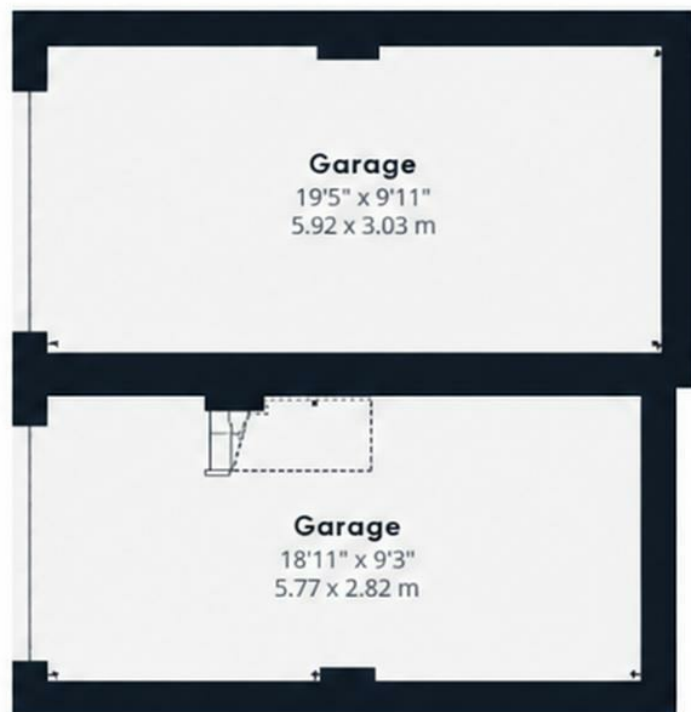
Floor 1

(1) Excluding balconies and terraces

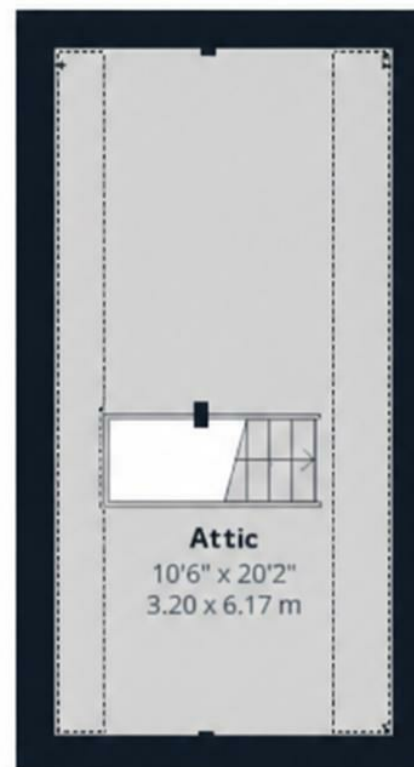
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Garages



Attic

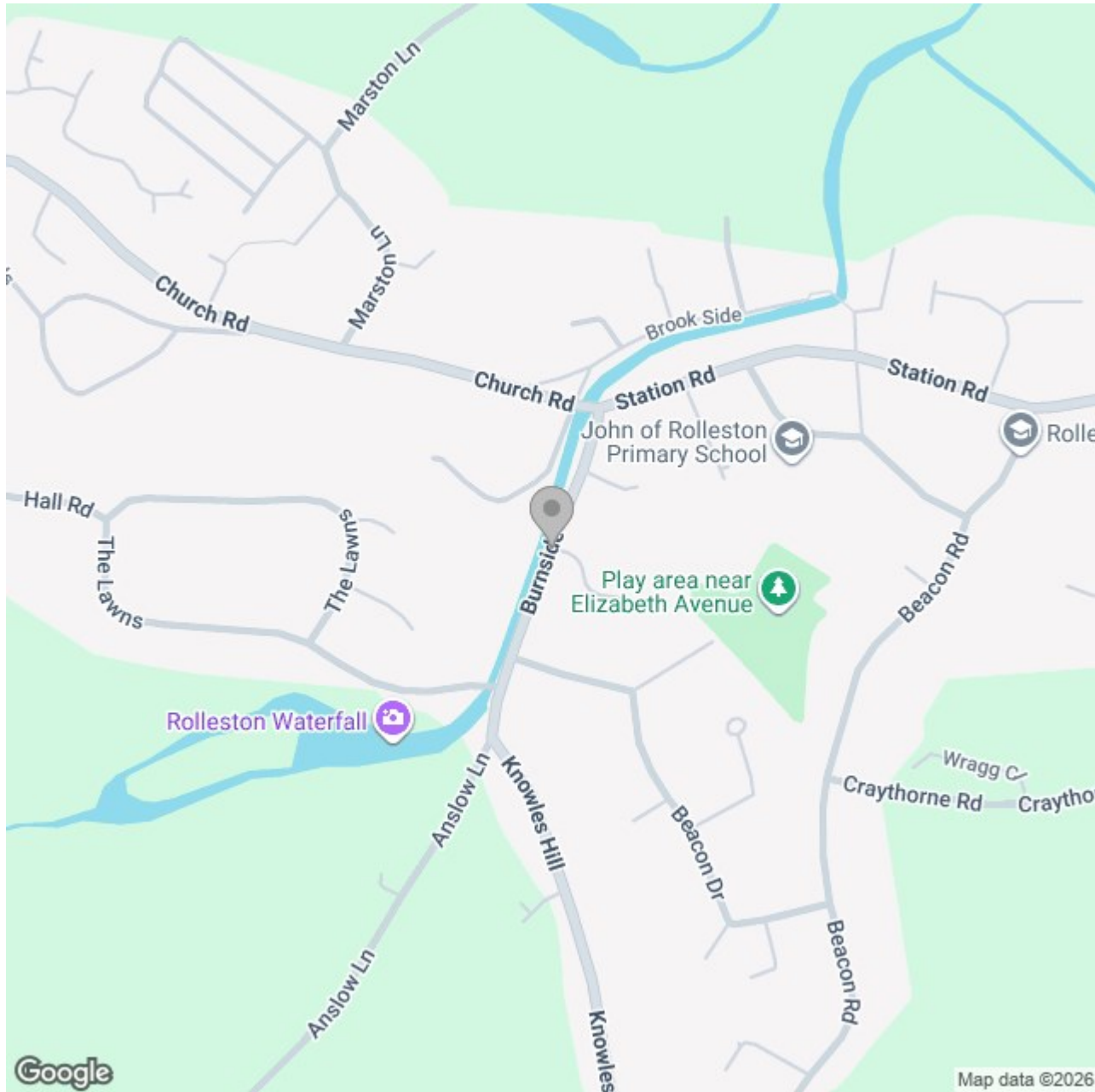
Approximate total area¹

52.5 m²

565 ft²

(1) Calculated from the room dimensions shown.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	