Wilmore Lane

Rangemore, Burton-on-Trent, DE13 9RD

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£345,000

Stunning country cottage, beautifully presented and offering a superb blend of character home and modern living with a stunning interior including an open plan living/dining/kitchen with Aga, ideal home office, spacious lounge with log burner, two bedrooms, family bathroom, beautiful garden, separate gravelled driveway and single garage.

Situated in beautiful Staffordshire countryside surroundings is this stunning cottage offering a superb country retreat. Beautifully presented throughout offering a wonderful blend of character with modern living, this really is a fantastic home.

Set behind a pretty front garden with a side entrance door opening into the hall which in turn has a door off to a guest WC and door opening into a superb open plan living/dining/kitchen, a lovely light filled space great for entertaining and relaxing. There is a generous dining area with an Aga providing the centre piece, window framing views to front and a well appointed kitchen area equipped with a range of base and eye level units with worksurfaces over, integrated oven and hob, space for further appliances and window to front. From the dining area there is also a seating area with French doors opening out to rear gardens, also giving access to stairs rising to the first floor landing.
A door leads through into an ideal home office with window framing garden views, together with a door leading onto a superb spacious lounge with a log burner providing the focal point, window framing views across pretty gardens, together with French doors opening out.
To the first floor the landing has doors leading off to two bedrooms, the master is a particularly spacious double with window framing views to rear and plenty of space for bedroom furniture. Across the landing is the second bedroom offering a good sized single with window framing views to front. Both bedrooms share a well appointed bathroom with skylight, bath with shower and shower screen, WC and wash basin plus useful storage/airing cupboard.

To the rear the property has an amazing garden with an enchanting tree, display borders, paved terrace and gravelled gardens offering fabulous low maintenance outdoor space. Adjacent to the property is a separate gravelled driveway giving access to a single garage, together with a useful side area offering bin storage.

Agents notes: There is no mains gas. Property situated off an unadopted lane.
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: Standard **Parking**: Drive & Garage **Electricity supply**: Mains **Water supply**: Mains
Sewerage: Septic tank serving approximately 7 residents, currently with a charge of £15 p/m.
Heating: Aga & Log burner (Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA29092025
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



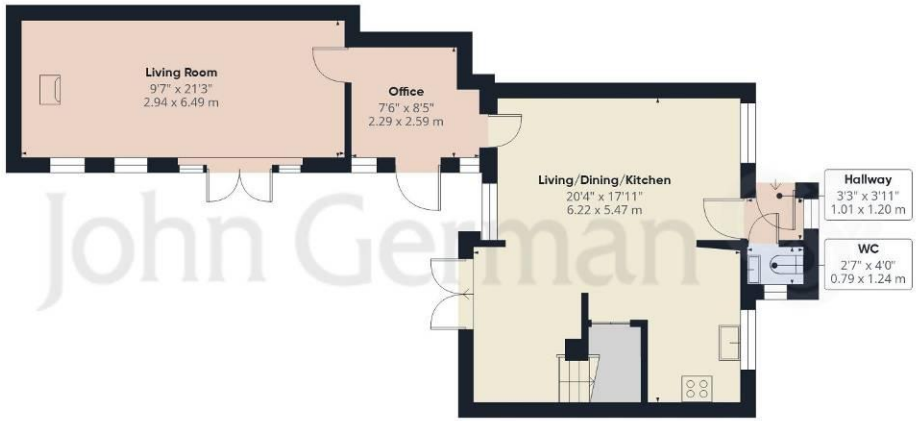



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Ground Floor Building 1



Floor 1 Building 1



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Approximate total area(1)

1128 ft²

104.8 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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









Agents' Notes

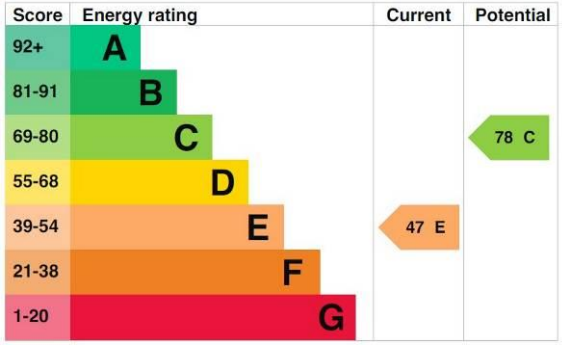
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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