



EweMove

SALES AND LETTINGS

Lichfield & Barton-under-Needwood



Offers In Excess Of £300,000

2 Bedroom Cottage for sale

4 LADLE END LANE, WALTON-ON-TRENT, SWADLINCOTE



EweMove

SALES AND LETTINGS



Overview

Tucked away in a peaceful corner of this sought-after Derbyshire village, Damson Tree Cottage offers the perfect blend of character charm and modern comfort. Framed by idyllic rural views to the rear, this beautifully refurbished village home has been thoughtfully extended and upgraded, creating a welcoming haven.



Key Features

- Secluded village setting with open rural views to the rear
- Extended and recently refurbished
- Potential for loft conversion
- Two spacious double bedrooms
- Character features throughout including exposed beams and an inglenook fireplace
- Refitted kitchen and bathroom
- Three reception rooms
- Private parking for two vehicles and garage with utility space
- Beautifully rear garden





Tucked away in a peaceful corner of this sought-after Derbyshire village, Damson Tree Cottage offers the perfect blend of character charm and modern comfort. Framed by idyllic rural views to the rear, this beautifully refurbished village home has been thoughtfully extended and upgraded, creating a welcoming haven.

Inside, every room tells its own tale - from the warm glow of the inglenook fireplace with log burner, to the timeless beauty of exposed beams. Recent improvements ensure this period home is ready for years to come, including a 2022 boiler, newly fitted kitchen and bathroom, double-glazed windows, and a handsome Welsh slate roof to the garden room.

The ground floor unfolds from a charming entrance hall into two generous reception rooms, a characterful breakfast kitchen, and a light-filled garden room that draws the outdoors in.

A handmade staircase rises to the first floor, where two spacious double bedrooms and a stylish family bathroom await. The rear bedroom enjoys far-reaching views over open countryside - a perfect start and end to the day.

There are two loft spaces offering plenty of storage options or potential conversion opportunities.

Outside, the property continues to impress. There's private parking for two vehicles, a garage with a practical utility area, and cottage-style gardens. The rear garden enjoys a sunny open aspect, making it ideal for al fresco dining, gardening, or simply unwinding to the soundtrack of birdsong.

Walton on Trent itself is home to a historic church, a friendly gastro pub, and a



well-regarded cricket club. Families benefit from an Ofsted 'Outstanding' primary school within walking distance, with John Taylor Free School just a short drive away. Day-to-day essentials are found in nearby Rosliston, with the bustling village of Barton under Needwood and the market towns of Burton on Trent and Tamworth offering a wider selection. For outdoor enthusiasts, Tuckleholme Nature Reserve and Rosliston Forestry Centre are on the doorstep, offering everything from peaceful woodland walks to falconry, archery, and fishing.

Perfectly placed for commuters, the property enjoys easy access to the A38, A50, and M6 Toll, with rail links from Lichfield and Tamworth putting Birmingham and even London (in just 80 minutes) within reach. East Midlands and Birmingham airports are both around 40 minutes away.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private driveway & garage.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: Yes.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

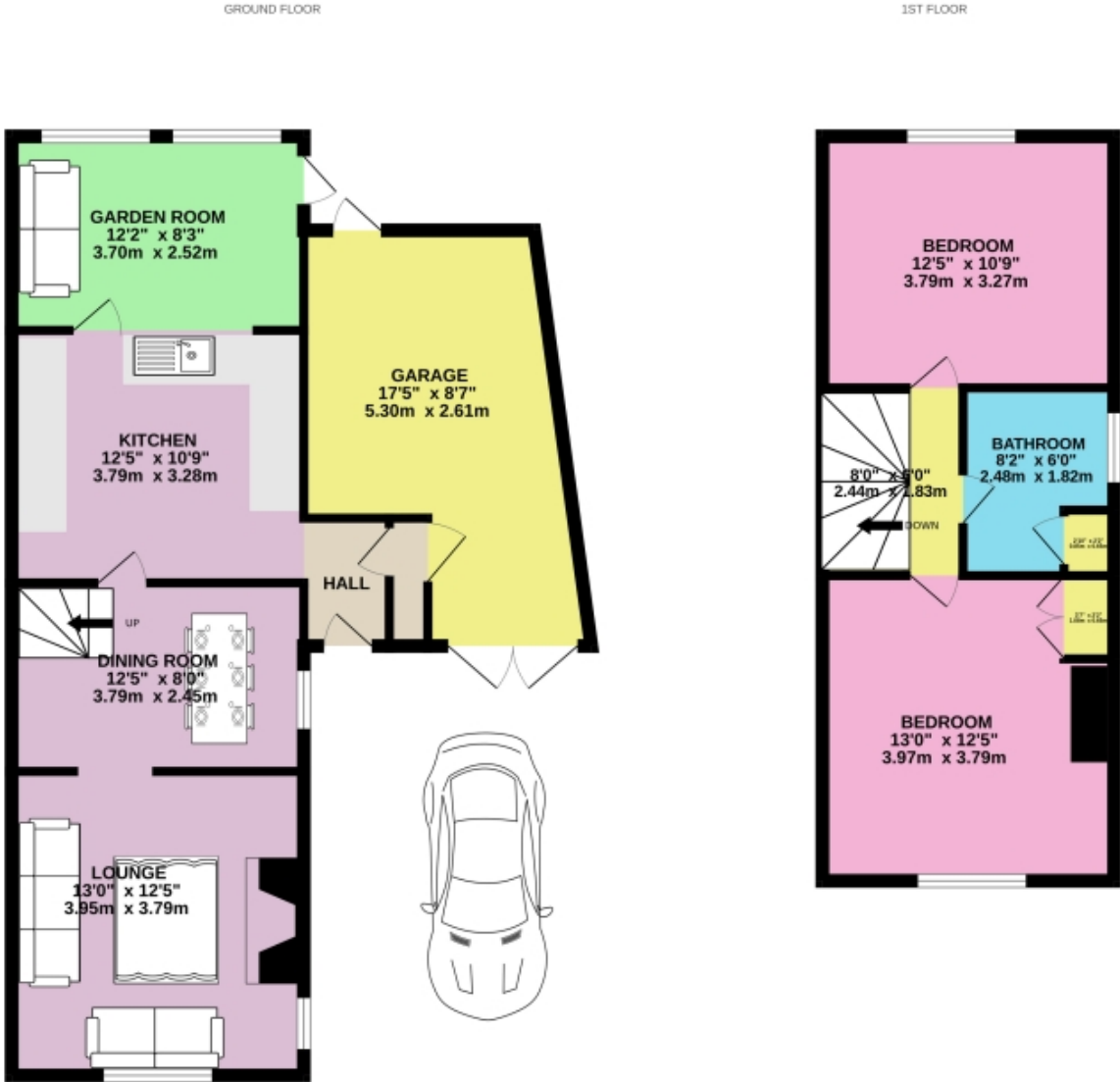
Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: D.

Council Tax rating: C.

We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

Floorplans



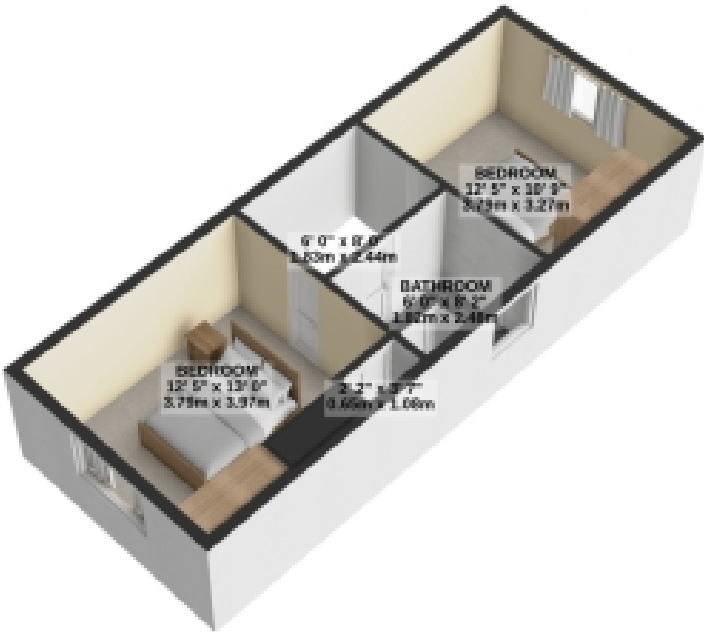
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronix ©2025

Floorplans

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
Made with Metropix © 2025

EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

01283 247076 (24/7)
barton@ewemove.com

