



Spa Cottage, Anslow Road, Hanbury, DE13 8TJ

Nestled within the tranquil village of Hanbury and overlooking idyllic rural views is Spa Cottage, a quaint detached countryside cottage showcasing a wealth of original character throughout, three bedrooms and a charming walled courtyard garden enjoying a sunny west facing aspect. Originally dating back to the 1800s, Spa Cottage has been maintained to a superb standard as well as having more modern upgrades including a modern kitchen, a beautifully refitted bathroom and two new wood burners, with the roof having also been re-done in 2024. A porch with glazed roof and quarry tiled flooring opens into firstly a cosy sitting room featuring panelling and a wood burning fireplace,

leading in turn to the characterful dining kitchen also having a wood burning fireplace. To the opposite side of the cottage is a second reception room, with stairs rising to an third bedroom/ideal home office, and two double bedrooms to the first floor benefit from use of the refitted family bathroom and a cloakroom to the master. Outside, a charming walled courtyard garden lies to the fore of the cottage, providing a lovely private space to enjoy the peaceful setting and sunny west-facing aspect. Spa Cottage is serviced by UPVC double glazed windows and LPG central heating.

Spa Cottage lies on the idyllic rural borders of

Hanbury, a charming and popular rural village home to amenities including a public house and restaurant, a Church, a cricket club and playing fields. The thriving community centres around the Memorial Hall, where a variety of sporting and community events for all ages are held throughout the year, and the beautiful setting is renowned for walking, cycling and outdoor pursuits, having both the picturesque Derbyshire Dales and Cannock Chase reachable in a short drive. The village resides within the catchment area for the Needwood Church of England Primary in Newborough and the Mosley Academy in Anslow, both of which feed

into John Taylor Academy in Barton under Needwood which maintains an Ofsted 'Outstanding' rating. The John Taylor Free School is also within an easy drive.

Further convenience facilities can be found in Tutbury where there are an array of traditional pubs, shops, cafes and the historic Tutbury Castle, and the market towns of Uttoxeter and Burton on Trent offer supermarkets, shopping centres, train stations and further everyday amenities. The property is within easy reach of various commuter routes such as A515, A38 and A50 and the international airports of Birmingham and East Midlands both lie within a comfortable drive.



- Detached Cottage in Delightful Rural Setting
- Wealth of Character Throughout
- Open Rural Views to Front
- Entrance Hall & Snug
- Sitting Room with Wood Burner
- Modern Dining Kitchen
- Three Bedrooms (Two Doubles)
- Family Bathroom & Cloakroom
- West Facing Mediterranean Courtyard
- Idyllic & Tranquil Setting
- Thriving Village Community
- LPG Central Heating & Double Glazed Windows
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

A gate opens to the front of the property and into a beautifully tended walled courtyard, leading in turn to the characterful **Entrance Hall**. The hallway has quarry tiled flooring and a vaulted glazed roof, with doors opening into the **Snug** and:

Sitting Room 3.47 x 3.39m (approx. 11'4 x 11'1)

Another beautifully presented reception room having feature plasterwork and a wood burning stove set to characterful brickwork hearth. A door opens into:

Dining Kitchen 5.9 x 3.46m (approx. 19'4 x 11'4) – max

A well appointed space having a comprehensively fitted kitchen and a **Dining Area** with a window to the front enjoying a pleasant view over the courtyard. The **Kitchen** comprises a range of shaker style wall and base units housing an inset ceramic sink and space for a fridge freezer, with integrated appliances including a dishwasher, oven, induction hob and washing machine. A door opens out to the front aspect and quarry tiled flooring extends into the dining area, where there is a stunning carved stone fireplace housing a wood burning stove

Snug 3.47 x 2.43m (approx. 11'4 x 7'11)

A cosy snug or home office, having stairs rising to the third bedroom, a window to the front and traditional panelling





Stairs rise to the **First Floor Landing**, having a fitted storage cupboard and a window to the front enjoying open views and fitted storage to either side. Character doors open into:

Master Bedroom 3.56 x 3.28m (approx. 11'9 x 11'8)

A generous double room having a window to the front overlooking countryside views, a fitted **Airing Cupboard** housing the boiler, a fitted wardrobe and wooden flooring. A door leads into a **Cloakroom**, which is fitted with wash basin and WC



Bedroom Two 3.58 x 2.81m (approx. 11'8 x 9'2)

Another double bedroom having a window to the front overlooking rural views and a period fireplace

Family Bathroom 2.28 x 1.98m (approx. 7'5 x 6'6)

Comprising fitted wash basin, WC, bathtub and shower, having a skylight to the rear aspect and

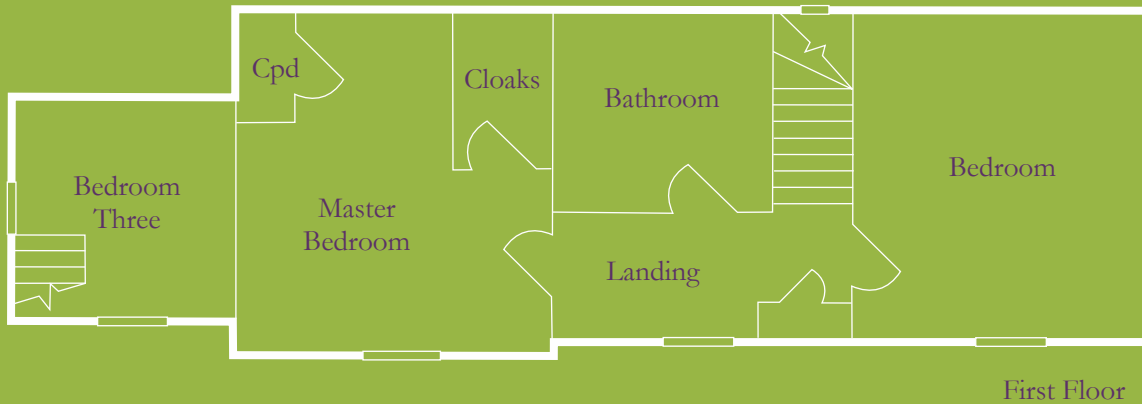
exposed beams

Bedroom Three/Study 2.41 x 1.93m (approx. 7'11 x 6'4)

An ideal study or third bedroom, having a window to the front enjoying open views



Floor Area: 936 ft²





Outside

A charming courtyard lies to the fore of the cottage, being laid to a charming Mediterranean style paved patio and being enclosed with a traditional walled boundary. Borders are neatly stocked with flowers and trees, there is exterior lighting and water and the garden benefits from privacy to all sides, being an idyllic space to enjoy the peaceful location. A garden shed is included in the sale

A gate opens out onto Anslow Road where there is ample on street parking available on the lane

NB. The cottage has been certified as exempt from EPC requirements



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