



High View Cottage, Tatenhill Common, Rangemore, BURTON-ON-TRENT

burchell
edwards

High View Cottage, Tatenhill Common, Rangemore, BURTON-ON-TRENT, DE13 9RT

for sale
£550,000



Property Description

At the conclusion of a stately 140-meter private driveway, on the fringes of one of Staffordshire's most desirable villages, awaits a truly captivating detached period residence. This attractive family home, a paragon of high standards rarely seen today, is gracefully set amidst a picturesque rural landscape, offering stunning, expansive views from every vantage. Its spacious and versatile accommodation spans two floors, with the ground floor comprising an entrance hallway, a kitchen diner, a living room, a sitting room, a dining room, a utility, and a cloakroom. The first floor boasts three bedrooms, a bathroom, an office, and a balcony. A viewing is essential to fully appreciate the unique character and serene beauty of this exceptional property.

Entrance Hallway

Double glazed door to front elevation, ornate tiled flooring, central heating radiator and stairs to first floor accommodation.

Bathroom

4' 7" x 11' 8" (1.40m x 3.56m)
Double glazed window, shower cubicle, W.C, wash hand basin, extractor, heated towel rail and fully tiled walls.

Study

7' 10" x 7' 10" (2.39m x 2.39m)
Double glazed window and door to side elevation, loft access via hatch.

Lounge

12' 11" x 13' (3.94m x 3.96m)
Double glazed French doors to rear elevation, sand stone fire place, electric fire, ceiling beams.

Snug

10' x 12' (3.05m x 3.66m)
Double glazed window to side elevation, central heating radiator, tiled flooring, mult fuel burner and storage cupboard.

Dining Area

7' 10" x 16' 8" (2.39m x 5.08m)
Double glazed windows to side and rear elevations, electric radiator and ornate tiled flooring.

Kitchen

15' 7" x 12' 10" (4.75m x 3.91m)
Double glazed window and door to front elevation, a range of wall and base units with granite work surface over incorporating a sink with drainer unit, Samsung electric hob, extractor hood, integrated double oven and dishwasher, tiled flooring and stairs to first floor accommodation.

Landing

All doors off:

Bedroom One

12' 11" x 13' 2" (3.94m x 4.01m)
Double glazed window to side elevation,
electric radiator, wooden flooring.

Bedroom Two

12' x 9' 11" (3.66m x 3.02m)
Double glazed French doors leading out to
balcony, laminate flooring and electric
radiator.

Bedroom Three

11' x 12' 9" (3.35m x 3.89m)
Double glazed window to rear elevation,
double glazed French doors to balcony,
storage cupboard.

Front Garden

Tarmac driveway providing off road parking,
electric points.

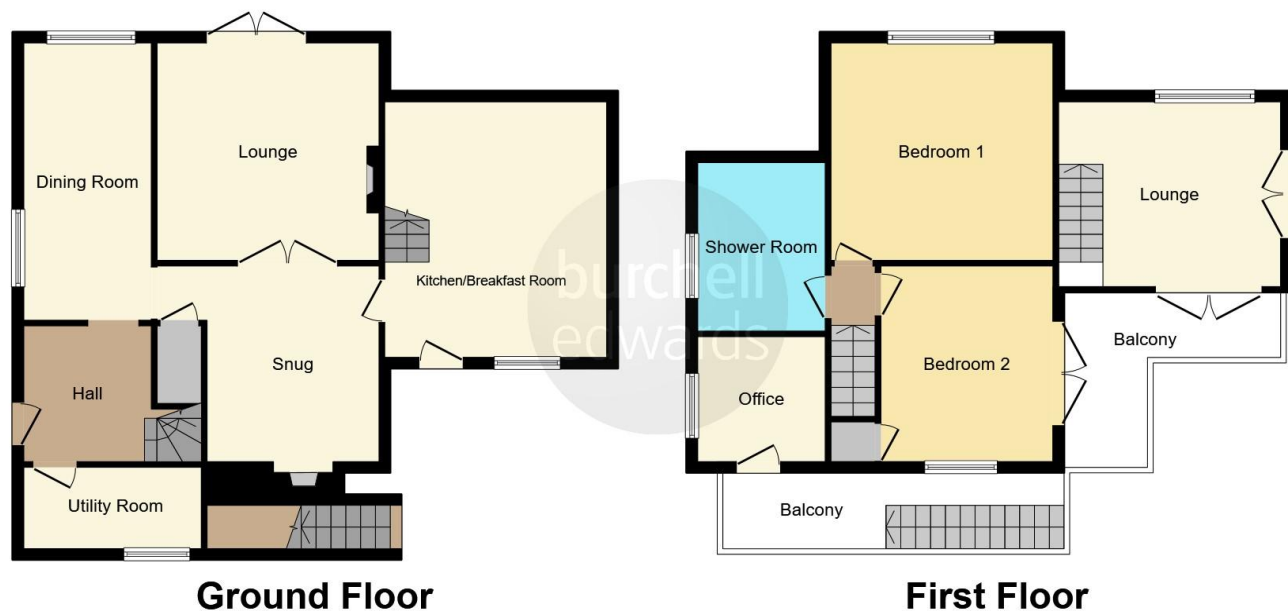
Rear Garden

Block paved patio, lawned area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

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