

# Dean Cottage, Brookside

Rolleston-on-Dove, Burton-on-Trent, DE13 9BD

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£525,000

This charming Grade II cottage set in the heart of the village offers a true home of immense character with a substantial garden with an 'Arctic Hut' and plenty of space featuring three beamed reception rooms and an impressive kitchen/diner, four bedrooms, ensuite, family bathroom and a study/fifth bedroom.

This pretty cottage offers a home brimming with charm and character in the pretty location of Rolleston, with views over the brook to front and substantial a garden to rear.

Perfectly placed just a short stroll away from the pub, village shop, primary school, butchers and pretty walks, a lovely location with good access to the A38, making this ideal for commuters.

The property is set behind a front garden with a path to the front door opening into a charming, welcoming reception hall/sitting room with fireplace, wood floor and latch doors to two further reception rooms.

To the left, a cosy snug with beams and a fireplace offers an ideal second family/tv room or home office with views to front. The second door opens into the beamed lounge with a log burner, making this a lovely space to relax and unwind.

Across the rear house is the highlight of the ground floor, a wonderful bespoke kitchen/diner with French doors opening out to the garden. A stunning space for large families and entertaining, having a kitchen with fitted units and an island, with plenty of space for a large dining table.

There is an inner hall with stairs to the first floor and a useful under stairs cupboard. Completing the ground floor is a utility room and guest cloaks combined, with window to rear.

To the first floor, there are four/five bedrooms so this is an ideal contender for large families or those needing space for guests.

The main bedroom has garden views and an ensuite shower room. Bedrooms two, three and four are all well proportioned and bedroom five is currently used as a home office/study. The bathroom comprises bath with shower over, wash basin and WC, plus storage cupboard.

There is plenty of outdoor space as well with a substantial rear garden having generous lawns and borders, a paved terrace ideal for outside dining/entertaining, a small but useful brick outhouse and the unique feature of an 'arctic hut' with seating, an ideal retreat in the garden.

The cottage is situated on Brookside in Rolleston-on-Dove and the owners have installed flood gates at the entrance of the property.

The house is Grade II listed and within Rolleston-on-Dove conservation area.

**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:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

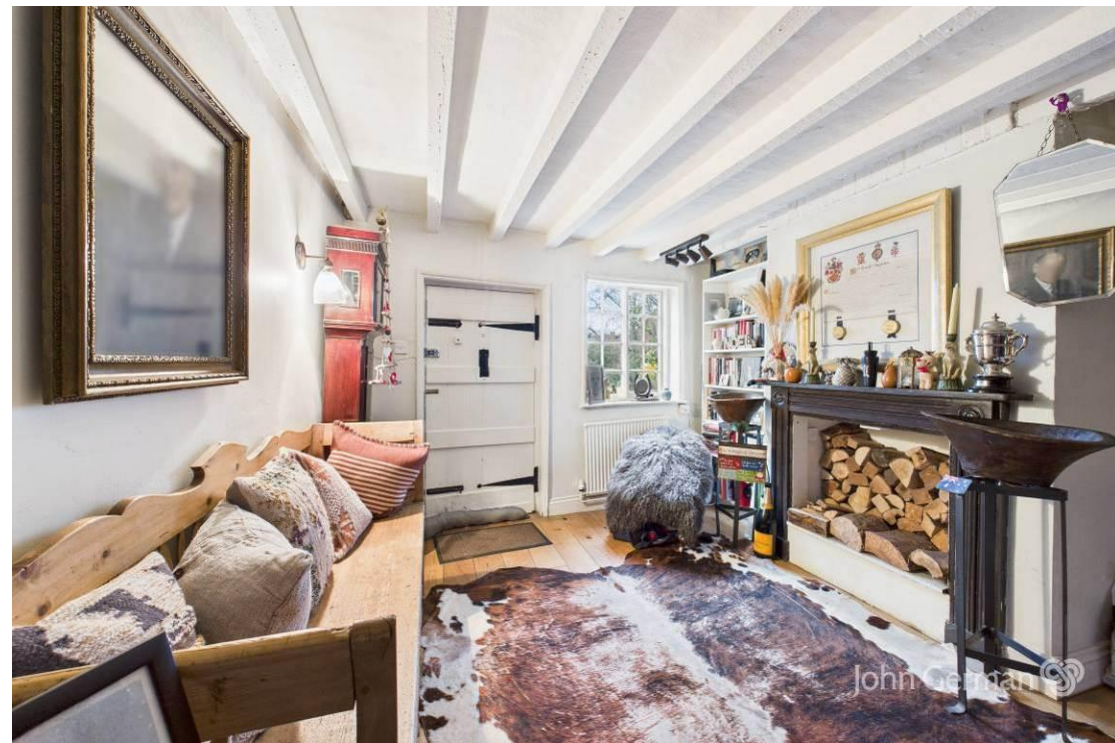
**Our Ref:** JGA/08122025

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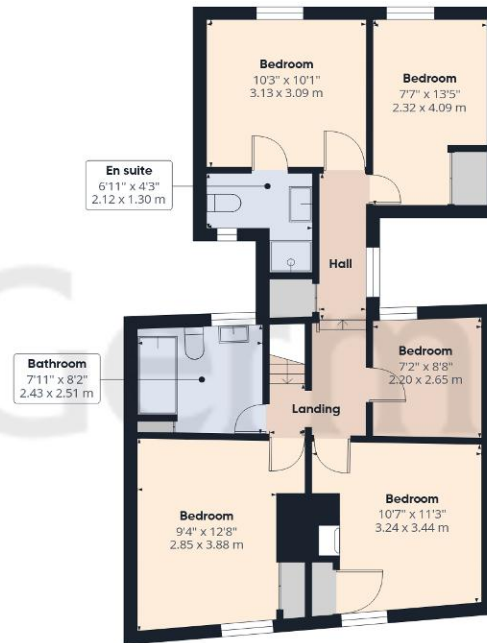








**Ground Floor**



**Floor 1**

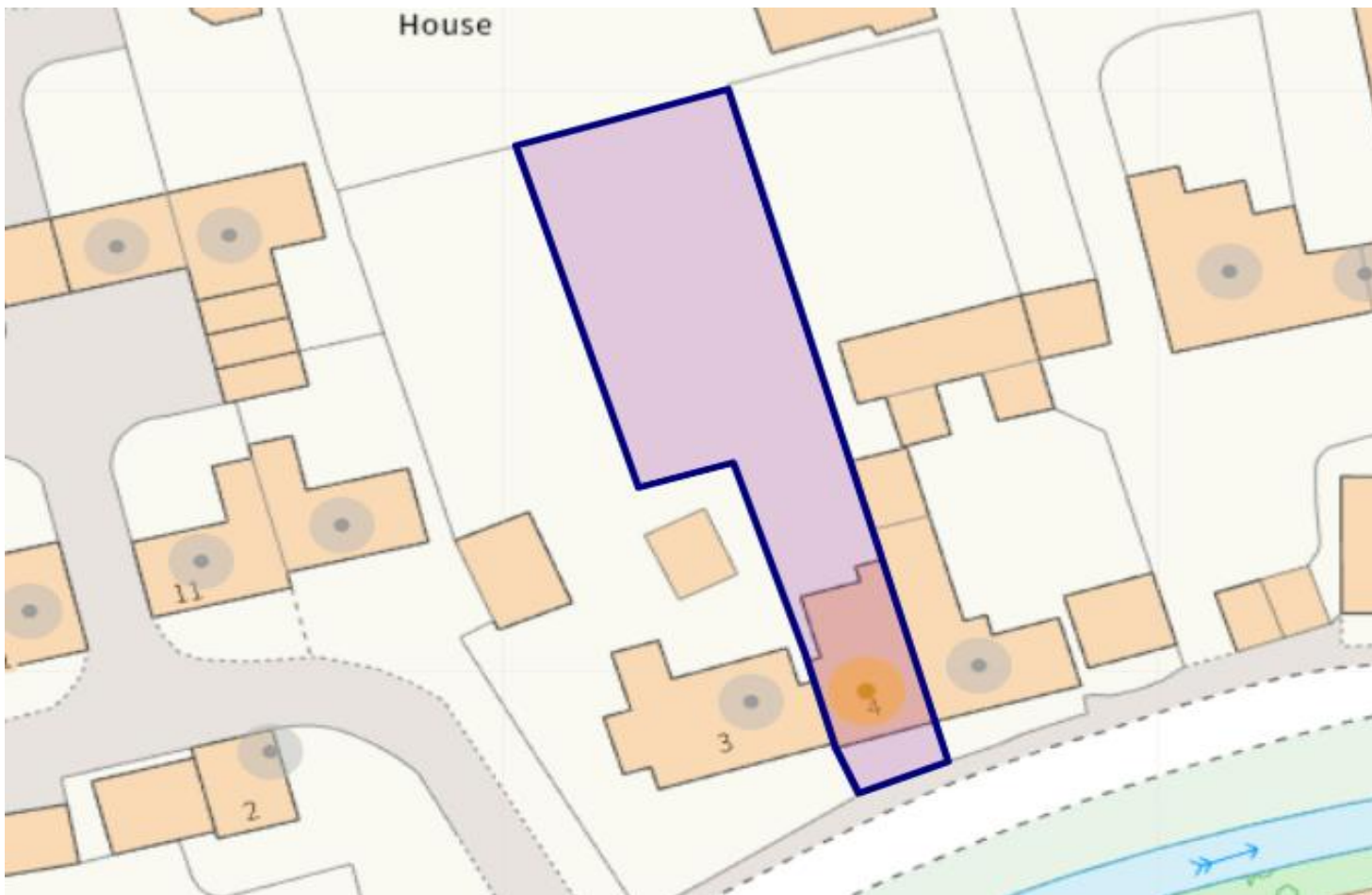


**Approximate total area<sup>(1)</sup>**  
 1459 ft<sup>2</sup>  
 135.6 m<sup>2</sup>

(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.

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### Agents' Notes

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**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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