



£650,000

4 Bedroom Character Property for sale
THE RISE MOORES HILL, BURTON-ON-TRENT





Overview

A rare addition to the market, having belonged to the same family for generations. "The Rise" sits proud in the village of Tatenhill. This three-storey late Georgian property showcases period features with a modern touch. It is definitely worthy of a viewing!



Key Features

- LEGAL PACK & SEARCHES READY
- Impressive Late Georgian Period Home
- Stunning Kitchen/Diner With Log Burner
- Two Reception Rooms
- Four Double Bedrooms & Fifth Study/Children's Room
- Ensuite & Family Bathroom
- Front & Side Landscaped Gardens With Summer House
- Expansive Driveway
- Prime Village Location - Rural Views
- John Taylor School Catchment





Having belonged to the same family for generations. "The Rise" sits proud in the village of Tatenhill. This three-storey late Georgian property, detached in appearance, yet attached to a neighbouring property to the rear, showcases period features with a modern touch.

INTERNAL ACCOMMODATION

There are three floors to explore plus a handy cellar found via a staircase hidden under the main stairs. The ground floor boasts a formal living room with log burner and a bay window with picture views of the garden.

A comfortable dining room/home office adjoining the living room creates an intimate and cosy ambiance.

The kitchen diner is an absolute stunner with light flooding the room and a log burner to keep you warm and cosy. Fitted with white shaker style units with a breakfast bar and integrated Bosch appliances including an oven, ceramic hob, dishwasher, fridge and two freezers.

There is also a separate utility room/hobby room as well as a ground floor cloakroom/boot room.

A grand staircase with a half landing seating area takes you to the first floor where you will find two double bedrooms overlooking the front grounds, one of which is complete with an en-suite shower room and walk-in wardrobe. There is also a third double bedroom and a family bathroom to the rear of the first floor.

A quirky staircase leads to the second floor which is home to the fourth



bedroom.

GROUNDS

A gate to the front of the property leads to a spacious gravelled driveway.

The secluded gardens to the front and side are an absolute delight to explore. There is a spacious summer house offering a peaceful haven in which to relax and unwind.

TATENHILL

The property lies in the heart of Tatenhill, being within close reach of both local amenities and picturesque surrounding countryside. This delightful village is home to a historic church, village hall and a traditional village pub, all being steps from rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed.

LOCATION

Local amenities are available in either Branston or Barton under Needwood, where a doctors, pharmacy, post office, shops, cafe and pubs can be found, and the property is situated 2 miles from Burton on Trent where there are comprehensive everyday amenities including supermarkets, restaurants and gyms.

Tatenhill enjoys a strategic location just south of Burton upon Trent, granting easy access to the A38 for travel to Lichfield, Derby, and Birmingham. Regional and national rail travel is readily available from Burton upon Trent, Lichfield, and Tamworth, providing direct links to major cities and international airports such as Birmingham and East Midlands.

For fitness and leisure enthusiasts, St George's Park and Hoar Cross Hall are just a short drive away, offering excellent facilities. Branston Golf & Country Club, with its family-friendly amenities, is also a mere 10-minute drive from your doorstep.

MUST BE VIEWED

Offering endless possibilities, envisage your future in this exquisite period home. Contact us today to schedule your private viewing.

LEGALLY READY

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.

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

Tenure: Freehold

Property Construction: Traditional.

Parking: Private gravelled driveway.

Electricity Supply: Mains connected.

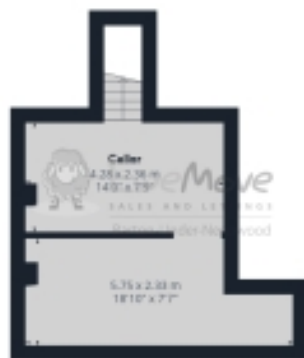
Water Supply: Mains connected.

Sewerage: connected to mains drainage.

Heating: Oil central heating.

Conservation Area: Yes.

Floorplans



Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

187.7 m²

2021 ft²

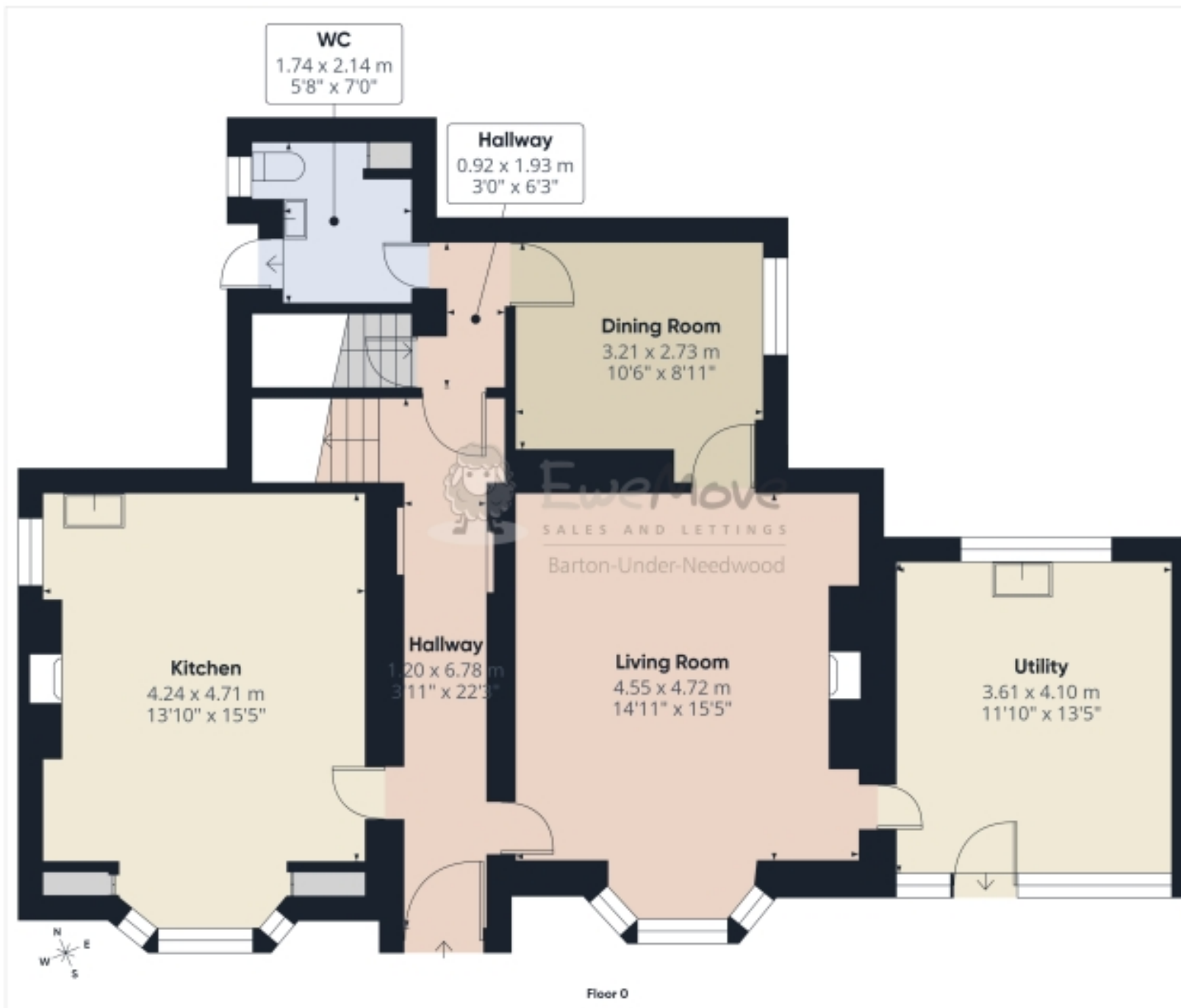
(1) Excluding balconies and terraces

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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Floorplans



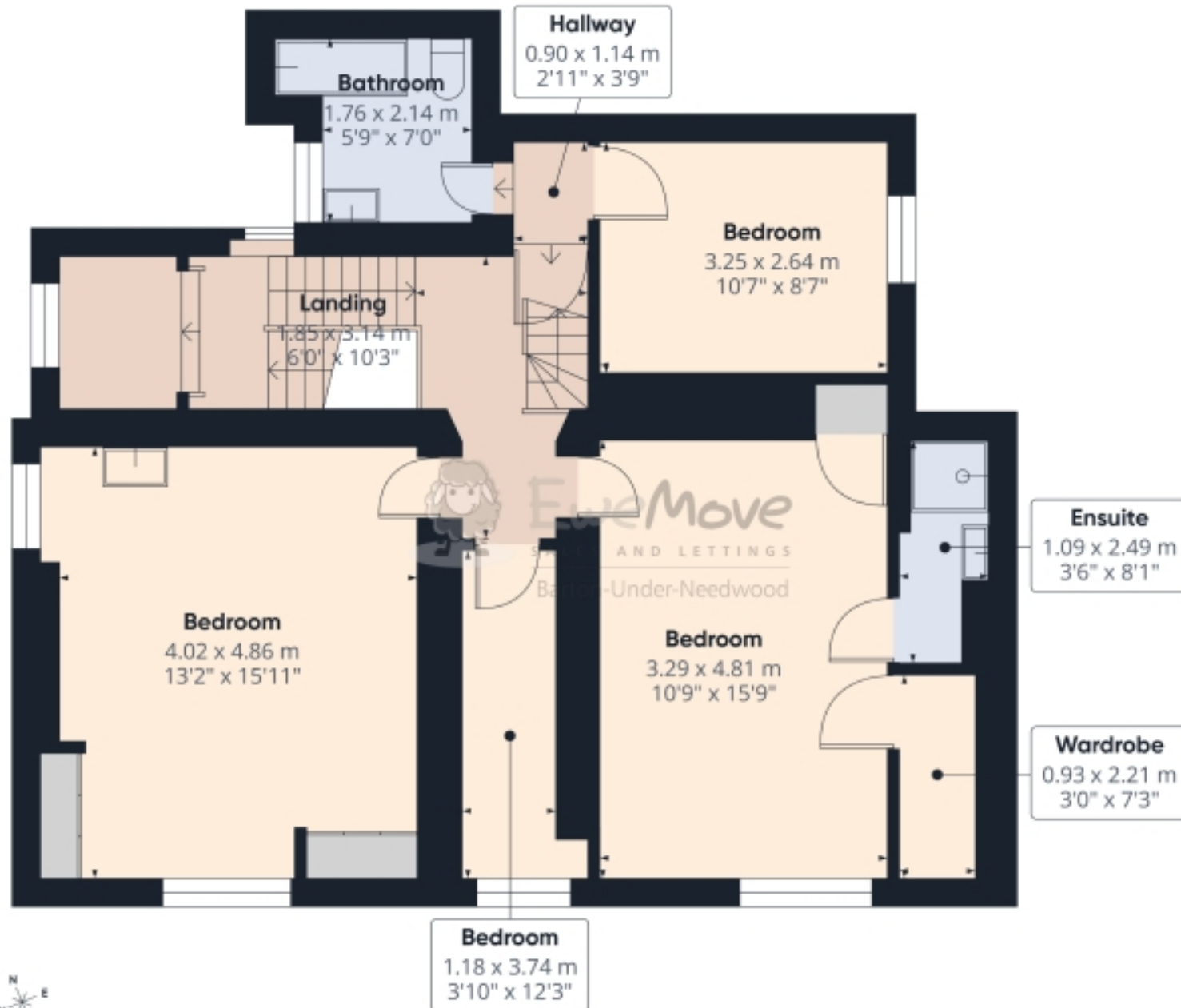
Approximate total area⁽¹⁾
84.4 m²
908 ft²

(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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Floorplans



Approximate total area*
68.8 m²
741 ft²

(*) 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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Floor 1

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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