

Ashby Road East

Bretby, Burton-on-Trent, DE15 0PT

John German





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Guide Price £399,950



A truly charming detached period home, dating back to 1816, and brimming with warmth, character and timeless cottage appeal. Beautifully proportioned and deceptively spacious, the property effortlessly blends historic features with flexible modern living and is offered for sale with no upward chain.

Situated on Ashby Road East in the sought-after village of Bretby, the cottage enjoys a desirable balance of countryside charm and everyday convenience. Scenic walks and green spaces are close at hand, while a wider range of amenities, well-regarded schools and leisure facilities can be found in nearby Burton upon Trent. Excellent road links via the A38 provide easy access to Derby, Lichfield and beyond, with rail services available from Burton upon Trent station.

You are welcomed into the property via an inviting entrance hallway, wide enough for hallway furniture, a telephone table, coats and shoes, with an additional useful storage cupboard beneath the stairs. To the left lies the heart of the home - a large country-style kitchen full of charm, fitted with a generous range of wall and base units, tiled splashbacks and ample drawer space. A wide Rangemaster-style cooker, dishwasher and fridge freezer are all included in the sale and there is space for a kitchen island or dining table. Leading off the kitchen is a handy utility room with further storage, space for appliances, housing the boiler and a rear door opening to the garden, finished with practical tile flooring ideal for muddy boots or paws. Also accessed from the kitchen is a delightful snug, overlooking the garden and offering excellent versatility as a cosy retreat, formal dining room or home office. Returning to the hallway and heading right, a further reception room currently arranged as a dining room features a large front-aspect window, radiator and attractive brick fireplace. This flows through to the living room, creating a sociable open-plan feel (though easily separable if desired). The living room is generously proportioned, warm and inviting, centred around an impressive brick fireplace and enjoying French doors opening onto the rear patio and garden. An inner hallway leads to a downstairs bathroom with shower cubicle, WC and hand wash basin, complemented by tiled flooring and panelled walls, alongside a separate WC. Adjacent is one of the four bedrooms, a comfortable double offering excellent potential for ground-floor living or guest accommodation.

A spiral staircase rises from the dining room to a spacious first-floor landing, leading to two further double bedrooms with roof-formed windows providing lovely garden views and charming seating or dressing areas. One of these bedrooms benefits from a hand wash basin. A secondary landing gives access to another double bedroom and the upstairs family bathroom, which comprises a shower cubicle, WC, hand wash basin and a beautiful freestanding clawfoot bath. The bathroom and one of the bedrooms retain original fireplaces, while exposed wooden beams throughout the home further enhance its period character.

Externally, the property offers off-road parking to the front, a private gravelled garden area to the side bordered by mature trees and shrubs (with planning permission for a detached single garage), and a beautifully arranged rear garden featuring patio areas, brick boundary walls, steps leading to planted flowerbed sections, a charming outhouse and open field views to the right.

Currently operating as a successful holiday let, The White Cottage also presents an exceptional opportunity as a family home, lifestyle purchase or investment, offering flexibility, character and location in equal measure.

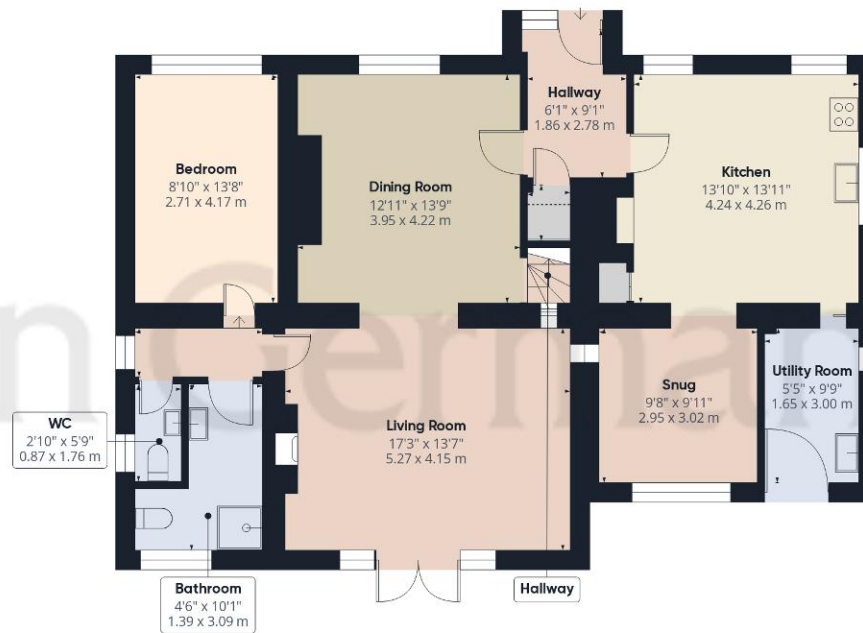
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. The property benefits from a right of way for pedestrian and vehicular access over the adjoining roadway. Part of the land was transferred out in October 2023 and is now held under a separate title. The remaining property continues to benefit from all relevant legal rights and easements. The title is subject to restrictive covenants.

Property construction: Standard **Parking:** Off road parking **Electricity supply:** Mains
Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

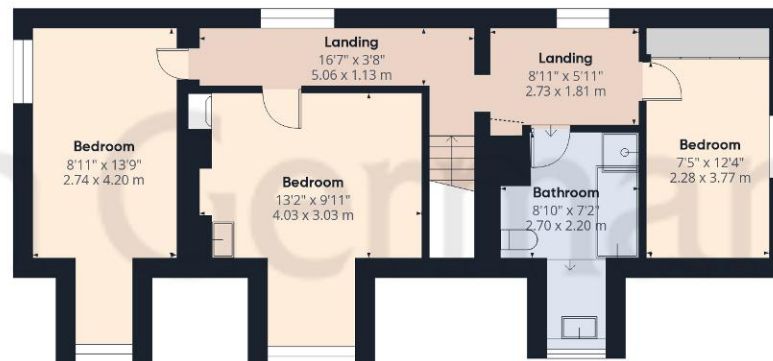
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: South Derbyshire District Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09022026







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1679 ft²

155.9 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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