



Offers In Excess Of £350,000

2 Bedroom Cottage for sale

1 Robin Hood Cottages Main Street, Tatenhill, Burton-on-Trent





Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE - This enchanting cottage with sweeping views across open countryside is brimming with charm and character, offering deceptively spacious, beautifully presented interiors and exceptional outdoor spaces, including established west-facing gardens and ample parking.



Key Features

- Charming Character Cottage
- No Onward Chain
- Virtual Tour Available
- Enjoying a prime position with far-reaching open views in a peaceful and picturesque Staffordshire village
- Two Spacious Double Bedrooms
- Two inviting reception rooms, each featuring a characterful fireplace
- Luxurious Family Bathroom
- Stunning West-Facing Garden – with summer house, and a garden room
- Ample Parking with Electric Gates
- Heart of Tatenhill - excellent transport links, amenities, and outstanding local schools nearby





Nestled in the heart of a highly desirable Staffordshire village, the property enjoys a tranquil setting, best savoured from the elevated rear garden and an idyllic first-floor balcony.

Thoughtfully refurbished to an impeccable standard, the interiors blend cottage charm with modern comfort. The ground floor boasts two inviting reception rooms, each adorned with feature fireplaces that create a warm and welcoming ambiance. A well-appointed breakfast kitchen and separate utility room provide both style and practicality. Upstairs, two spacious double bedrooms offer restful retreats, complemented by a luxurious family bathroom. The principal bedroom features fitted wardrobes and picturesque views stretching towards the woodland of Battlestead Hill.

Outside, the lifestyle appeal continues. A block-paved driveway provides off-road parking to the front, while secure space beyond electric gates offers additional convenience. The stunning west-facing rear garden is a private haven designed for relaxation and entertaining, complete with secluded seating areas, charming brick outbuildings, a summer house, and a versatile garden room.



Situated in the heart of Tatenhill, the property perfectly balances accessibility with peaceful semi-rural charm. This traditional village offers a welcoming community atmosphere, featuring a popular local pub, village hall, bowling green, and family attractions. Nearby Barton-under-Needwood provides everyday essentials, while the market town of Burton upon Trent delivers an extensive array of shopping, dining, and leisure opportunities. Excellent transport links, including convenient road access, regular bus services, and rail connections to major cities, make commuting effortless. The area is also renowned for its outstanding educational options, with a selection of highly regarded state and independent schools within easy reach.

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

Tenure: Freehold

Council Tax rating: C.

Property Construction: Traditional.

Parking: Private driveway

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Oil central heating.

Conservation Area: Yes.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: F.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Floorplans



Approximate total area⁽¹⁾
41.7 m²
449 ft²

Reduced headroom
0.9 m²
9 ft²

(1) Excluding balconies and terraces

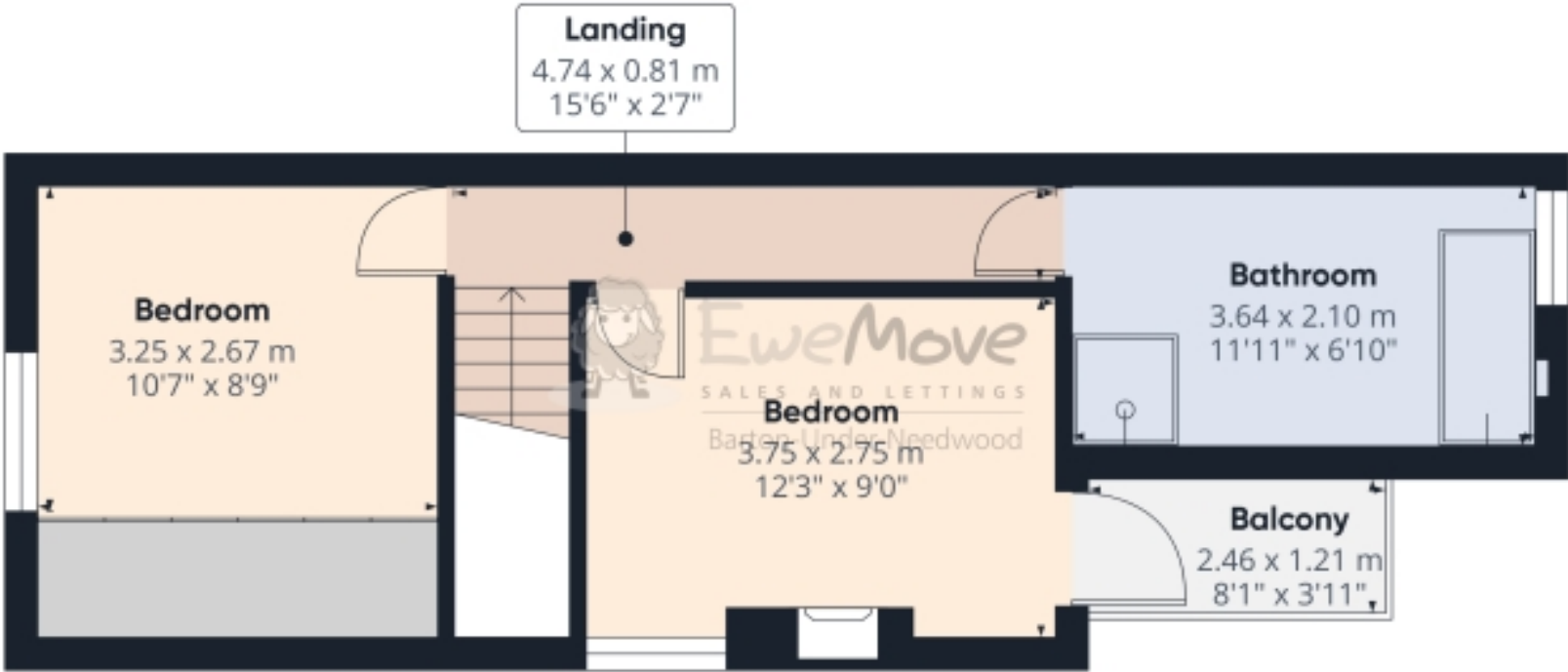
Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360



Floorplans



Approximate total area⁽¹⁾
33.3 m²
359 ft²

Balconies and terraces
3 m²
32 ft²

(1) Excluding balconies and terraces

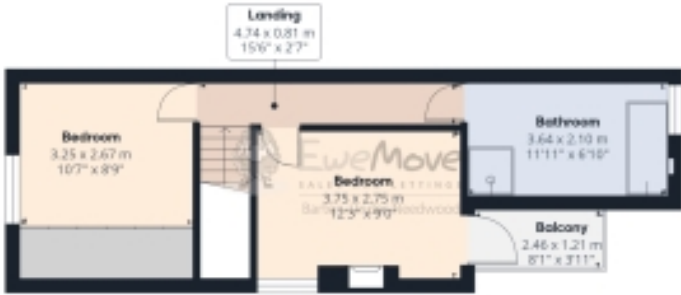
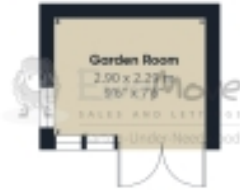
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Floor 1 Building 1

Floorplans

 Floor 0 Building 1	 Floor 1 Building 1	
 Floor 0 Building 2	 Floor 0 Building 3	Approximate total area⁽¹⁾ 99.2 m² 1069 ft² Balconies and terraces 3 m² 32 ft² Reduced headroom 0.9 m² 9 ft²
 Floor 0 Building 4		(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GRAPPE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



Marketed by EweMove Barton-under-Needwood

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