

Ladybirch Cottage

Butter Bank Lane, Derrington, ST18 9LN

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£850,000

Picturesque detached thatched cottage situated in a delightful rural location, having grounds extending to approximately 1.49 acres. A further 3.87 acre paddock may be available by separate negotiation.

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The reception hall has a cupboard and gives access to a charming dining room with a superb brick inglenook fireplace having a log burner. There is a parquet floor, beamed ceiling, dual aspect windows and a traditional radiator.

On the opposite side of the hall, there is an elegant, extended lounge which has a stone fireplace incorporating a log burner. There is a parquet floor, beamed ceiling and feature wall covering to one wall.

The spacious kitchen has a range of bespoke units with granite worksurfaces and drainer, recessed Belfast style sink, recess for a range style oven, tiled floor, exposed beams and a walk-in cupboard. From here, a rear lobby leads to a cloakroom with wash basin and WC, and separate boiler room.

The first floor has split level landing areas leading to three bedrooms. The principal bedroom has a dressing room off, which in turn leads to an en suite, incorporating a shower with drying area and both conventional waterfalls heads, wash basin with integrated cupboard beneath, WC, and contrasting tiling to wet areas.

The beautifully appointed family bathroom features a roll top freestanding bath with chrome mixer tap, separate shower, WC, and wash basin set into an integrated unit with cupboards.

Outside, the house stands well back from the road beyond a long drive. There is a personal Lychgate, in addition to wrought iron vehicle gates leading to an additional drive, again capable of parking numerous vehicles and giving access to the attractive thatched three car garage, which has an external spiral staircase leading to a useful loft space. The property also boasts a separate games room, which has a shower and WC off.

To the front of the property, there are extensive lawns and a dwarf wall with steps to an abundantly stocked traditional garden incorporating beds and borders and a further garden area to the side. There are also extensive lawns to the rear.

A separate paddock and grounds extending to approximately 3.87 acres may be available by separate negotiation. The area edged in blue on the Promap is included in the asking price of £850,000. The area edged in red on the Promap may be available by separate negotiation.

Our clients have run a successful touring and camping business from the site, with pleasant pitches having mains hook up, plus an external shower/WC block. Please note, our clients are not selling the property as a business, but as a private home.

The property enjoys an idyllic position, but is also exceptionally convenient for commuters, being within approximately 10-minute drive from the county town of Stafford which has a mainline intercity railway station with regular services to London Euston, some of which take only approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 toll.

Agents notes:

-There is a public footpath which runs through the grounds.

-There is no mains drainage or gas.

-There will be CCTV in operation.

-The property is registered on two Land Registry Titles which refer to rights. Copies of the documents are available upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional

Parking: Drive & three car garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil fired central heating

(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: Stafford Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/11092025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 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 the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 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.









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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2785 ft²

258.6 m²

Reduced headroom

154 ft²

14.3 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.

GIRAFFE 360



The area edged in blue on the above Promap is included in the asking price of £850,000. The area edged in red on the above Promap may be available by separate negotiation.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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