



3 Robin Hood Cottage, Main Street, Tatenhill, DE13 9SE

Residing in the heart of this desirable rural village is this charming mid-terraced cottage, showcasing a wealth of character, two good sized bedrooms and outside space including parking and a west-facing rear garden. This delightful Edwardian cottage is set at an elevated position overlooking rural views towards the woodland of Battlestead Hill and has received extensive upgrades to include new windows and doors, an Air Source Heat Pump, a new roof and 3 phase electrics, as well as a loft conversion to create a useful study/occasional bedroom. To the ground floor there are two reception rooms, a modern dining kitchen, conservatory and cloakroom, with two double bedrooms to the first floor serviced by a four piece family bathroom. Outside, a block paved driveway to the front provides off road parking for one vehicle, and a charming west facing cottage garden is set to the rear also housing a large summer house which is currently used as a gym.

The cottage lies in the heart of Tatenhill, combining the ideals of easy access to

amenities as well as a scenic semi-rural location. The traditional village of Tatenhill is home to a popular local pub, village hall, a bowling green and the Adventure Farm and National Forest Maize Maze, and further amenities including a Post Office, pharmacy, doctors surgery and Holland Sports Club can be found in Barton under Needwood which is just 5 miles away.

Accessible within a few minutes' drive, the market town of Burton on Trent is home to a superb range of shopping and leisure facilities including a cinema, shopping centres, cafes, restaurants and a library. The village is conveniently placed for access to the A515, A38 and A50, with a regular public bus route running close by and a train station located in Burton on Trent providing direct links to Derby and Birmingham. The area is also well served by Ofsted rated 'Outstanding' schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, and the John Taylor Free School is also within a short walk of the cottage.

- Charming Edwardian Cottage
- Refurbished & Characterful Interiors
- New Windows, Doors, 3 Phase Electrics & Air Source Heat Pump
- Two Spacious Reception Rooms
- Breakfast Kitchen & Utility
- Two Double Bedrooms & Bathroom
- Loft Study/Occasional Bedroom
- Private Parking for One Vehicle
- West Facing Garden with Summer House
- Tranquil & Desirable Village Setting
- 'Outstanding' School Catchment
- Well Placed for Commuters Routes & Rail Travel

A block paved pathway rises to the replace front door, opening in turn into:

Sitting Room 4.98 x 3.66m (approx. 16' x 12'0)
A spacious sitting room having a bay window to the front with window seat below. A Portway wood burning stove is set to A door opens into:

Family Room 3.73 x 3.53m (approx. 12'3 x 11'7)
Ideal as a playroom or second sitting room, having a period fireplace, a window to the rear and a door opening to the stairs. Leading into:

Dining Kitchen 6.27 x 2.9m (approx. 20'7 x 9'6)
A range of modern wall and base units house a ceramic Butler sink, an integrated oven with induction hob over and spaces for a fridge freezer, dishwasher. There is a window to the side aspect and tiled flooring extends into the **Dining Room**, where a range of full height cupboard house space for a washing machine. A door opens out to the side aspect and further double doors open into:

Conservatory 2.92 x 2.6m (approx. 9'7 x 8'6)
A useful reception room having double doors to the rear, orangery style vaulted ceilings and windows overlooking the rear garden

Cloakroom

Comprising wash basin and WC, with a window to the rear, a heated towel rail and tiled flooring







Stairs rise to the first floor **Landing**, where doors open into:

Master Bedroom 4.83 x 3.2m (approx. 5'10 x 10'6)
A spacious double room having fitted wardrobes and a window to the front enjoying pleasant open views

Bedroom Two 3.73 x 2.64m (approx. 12'3 x 8'8)
Another double room having a window to the rear aspect

Bathroom 3.73 x 2.08m (approx. 12'3 x 6'10)
A modern suite comprises fitted wash basin, WC, large walk in shower and a freestanding bathtub, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear



Loft Study/Studio 3.85 x 3.42m (approx. 12'7 x 11'2)
An ideal home office, games room or occasional bedroom, having access via drop down ladder from the landing. A skylight to the rear enjoys a pleasant rural view

EPC in
Progress







Outside

The cottage is set at an elevated position back from the lane, enjoying a rural outlook towards the woodland of nearby Battlestead Hill. A block paved driveway provides parking for one vehicle, and steps rise to a walkway leading to the front door. A gate also opens to a walkway shared with one neighbour, giving access to a second gate into the rear garden, and there is an EV charging point which is included in the sale

West Facing Garden

Enjoying a sunny westerly aspect, the rear garden is laid to a lower walled terrace with steps rising to the upper level, all being bordered by fenced and hedged boundaries. There is a seating area to the upper level having a pleasant view back towards the property, and a large **Summer House** is included in the sale, currently used as a gym and having power and lighting

EPC in Progress

Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

General note: 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.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.