



Tatenhill Common, Rangemore,
Burton-on-Trent



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£600,000

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Key Features

- Attractive Period Property
- Stunning Rural Location
- Far Reaching Open Views
- 2 Miles From A38 & John Taylor School
- Very Well Appointed Accommodation
- Two/Three Reception Rooms
- EPC rating E
- Freehold





A handsome period property standing in an exceptional rural location with far reaching open aspects to the south. Complemented by well tended gardens and grounds and approached via a long private driveway. The property enjoys a good degree of privacy whilst being convenient for the A38 (2 miles), John Taylor Free School (2 miles) and facilities and amenities available within the village of Branston. In brief the property comprises: - entrance hall with cloak room/shower room, dining room opening out to a sitting area with solid fuel burning stove, lounge, good sized breakfast kitchen and on the first floor a landing leads to two principal bedrooms, large shower room, a third bedroom accessed via a separate staircase and store room/office accessed via an external staircase.

Accommodation In Detail

Part glazed entrance door with external canopy over opening into:

Reception Hall

having slate tiled floor, one central heating radiator and winding staircase to first floor.

Cloak Room/Shower Room

having slate tiled floor, full tiling to walls, double with shower cubicle, vanity unit with wash basin, wc with concealed cistern, recessed ceiling lights, ladder style radiator, window to side elevation and plumbing for washing machine.

Dining Area 5.12m x 2.39m (16'10" x 7'10")

having arched feature window to front elevation, further window to side, slate tiled floor, two wall light points, vertical panelled radiator and opening leading through to:

Snug 3.62m x 3.06m (11'11" x 10'0")

having slate tiling to floor, one central heating radiator, windows to side and rear elevations, recessed ceiling lights, understairs store cupboard and fireplace housing solid fuel burning stove set on a quarry hearth.

Lounge 3.95m x 3.96m (13'0" x 13'0")

having imposing stone fireplace and hearth housing a coal effect cast iron fire, French doors opening to side elevation, exposed beams to ceiling and three wall light points.

Dining Kitchen 4.74m x 3.61m (15'7" x 11'10")

having marble work top with tiled surrounds, stainless steel sink with mixer tap, ceramic electric hob with extractor canopy over, cream fronted base cupboards and drawers including pan cupboards, concealed dishwasher and freezer, matching wall mounted cupboards including dresser unit integrated lighting, built-in eye level oven, windows to front and side elevations, slate tiled floor, one central heating radiator, recessed ceiling lights, part glazed door to side and spindled staircase rising to first floor.

On The First Floor

Landing

having ornamental alcove to stairwell.

Bedroom One 4m x 3.95m (13'1" x 13'0")

having wood effect laminate flooring, one central heating radiator, electric wall mounted heater and window to rear elevation.

Bedroom Two 3.67m x 3.04m (12'0" x 10'0")

having wood effect laminate flooring, one central heating radiator, electric wall mounted heater and French doors opening out to the balcony.

Bathroom 4m x 3.95m (13'1" x 13'0")

having tiling to floor and walls, twin sized walk-in shower cubicle, vanity unit having wash basin with mixer tap, wc with concealed cistern, antique style radiator, towel rail and window to rear elevation.

Bedroom Three 3.9m x 3.35m (12'10" x 11'0")

(accessed via separate staircase from kitchen) having two pairs of French doors opening to side and front elevations and out to the balcony, wood effect laminate flooring and recessed ceiling lights.



Outside

The property is approached via a long tarmacadam driveway with a gate opening onto the road, the driveway gives access to a further block paved driveway running to the side and rear of the property where there is ample car-standing and turning space. There is a garden area to the front and side together with an ornamental phone box (negotiable). There is a staircase to the side of the property giving access to a landing area and door opening into a store room/office.

Store Room/Office 2.4m x 2.4m (7'11" x 7'11")

having window to side elevation, built-in store cupboards and cupboard housing hot water tank.

Services

All mains services except gas are believed to be connected to the property. Drainage is private.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

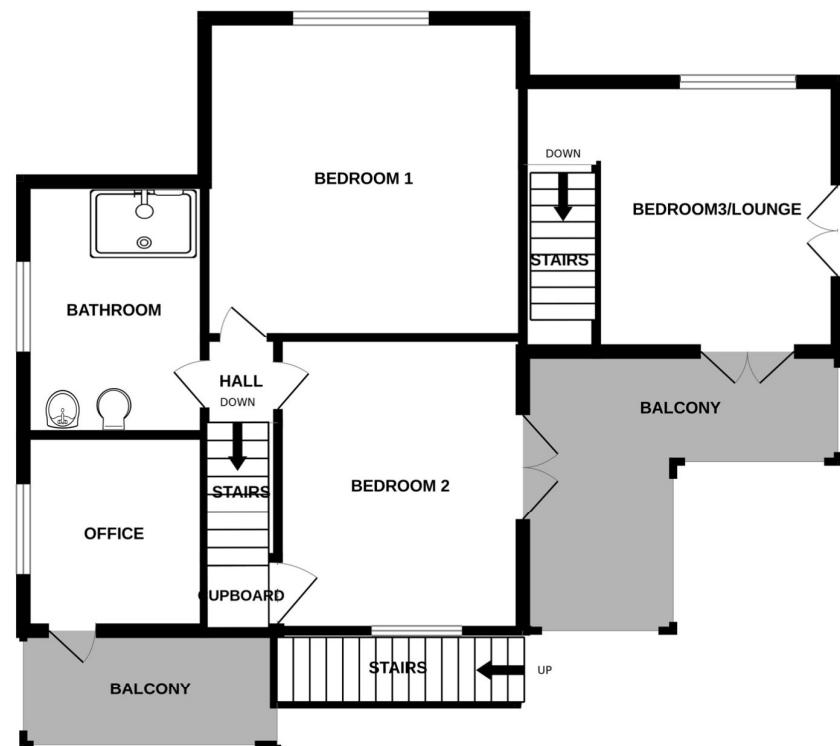
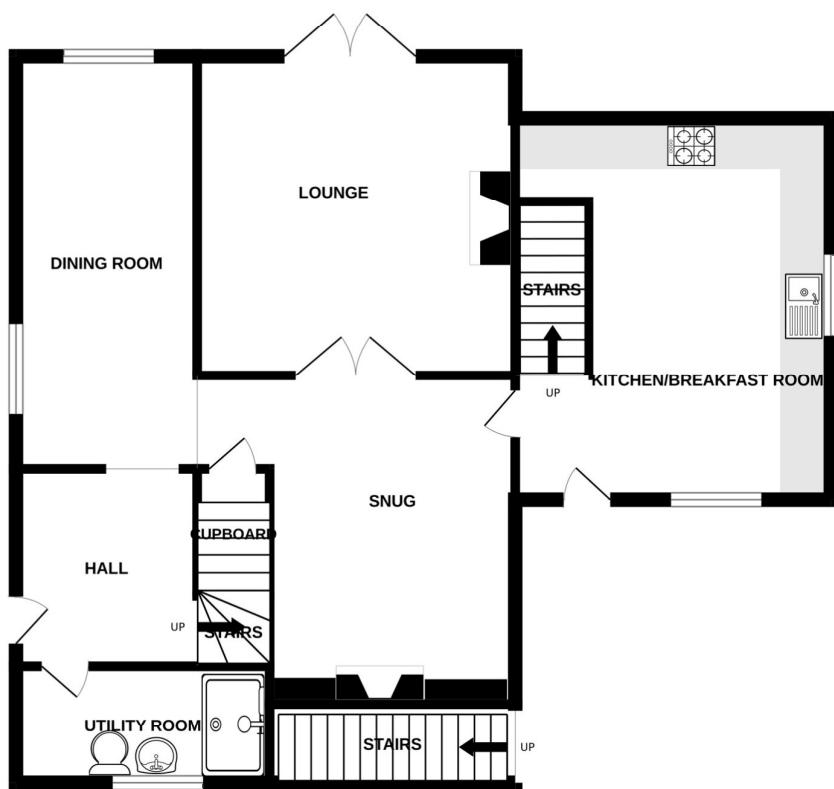
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

There is a footpath running the the south and east of the property running from Highlands Park Lane to Tatenhill Common.





TOTAL FLOOR AREA : 1415 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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