

# Dean Cottage, Brookside

Rolleston-on-Dove, Burton-on-Trent, DE13 9BD

John German



John German



# Dean Cottage, Brookside

Rolleston-on-Dove, Burton-on-Trent, DE13 9BD

Offers over £499,950

This charming Grade II cottage set in the heart of the village offers a true home of immense character with a substantial garden with an 'Arctic Hut' and plenty of space featuring three beamed reception rooms and an impressive kitchen/diner, four bedrooms, ensuite, family bathroom and a study/fifth bedroom.

This pretty cottage offers a home brimming with charm and character in the pretty location of Rolleston, with views over the brook to front and substantial a garden to rear.

Perfectly placed just a short stroll away from the pub, village shop, primary school, butchers and pretty walks, a lovely location with good access to the A38, making this ideal for commuters.

The property is set behind a front garden with a path to the front door opening into a charming, welcoming reception hall/sitting room with fireplace, wood floor and latch doors to two further reception rooms.

To the left, a cosy snug with beams and a fireplace offers an ideal second family/tv room or home office with views to front. The second door opens into the beamed lounge with a log burner, making this a lovely space to relax and unwind.

Across the rear house is the highlight of the ground floor, a wonderful bespoke kitchen/diner with French doors opening out to the garden. A stunning space for large families and entertaining, having a kitchen with fitted units and an island, with plenty of space for a large dining table.

There is an inner hall with stairs to the first floor and a useful under stairs cupboard. Completing the ground floor is a utility room and guest cloaks combined, with window to rear.

To the first floor, there are four/five bedrooms so this is an ideal contender for large families or those needing space for guests.

The main bedroom has garden views and an ensuite shower room. Bedrooms two, three and four are all well proportioned and bedroom five is currently used as a home office/study. The bathroom comprises bath with shower over, wash basin and WC, plus storage cupboard.

There is plenty of outdoor space as well with a substantial rear garden having generous lawns and borders, a paved terrace ideal for outside dining/entertaining, a small but useful brick outhouse and the unique feature of an 'arctic hut' with seating, an ideal retreat in the garden.

The cottage is situated on Brookside in Rolleston-on-Dove and the owners have installed flood gates at the entrance of the property.

The house is Grade II listed and within Rolleston-on-Dove conservation area.

**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.

**Property construction:** Standard

**Parking:** On road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/08122025

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.

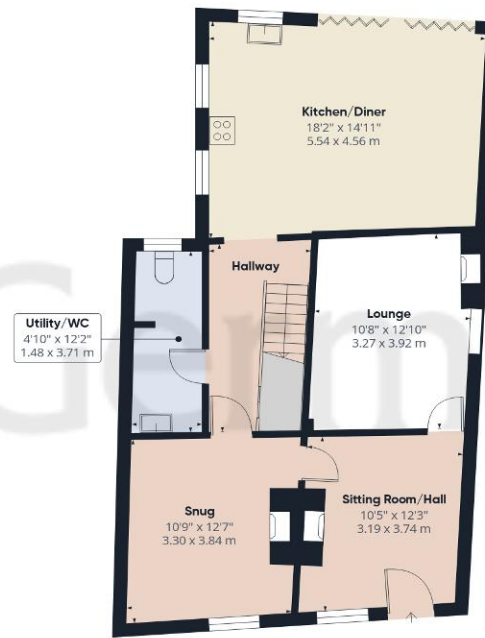




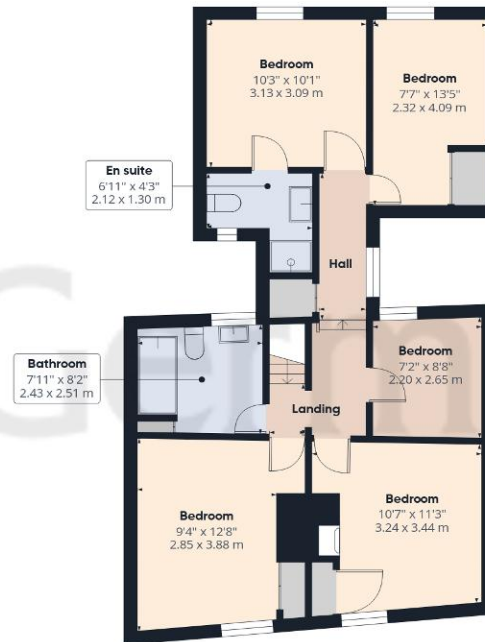








Ground Floor



Floor 1

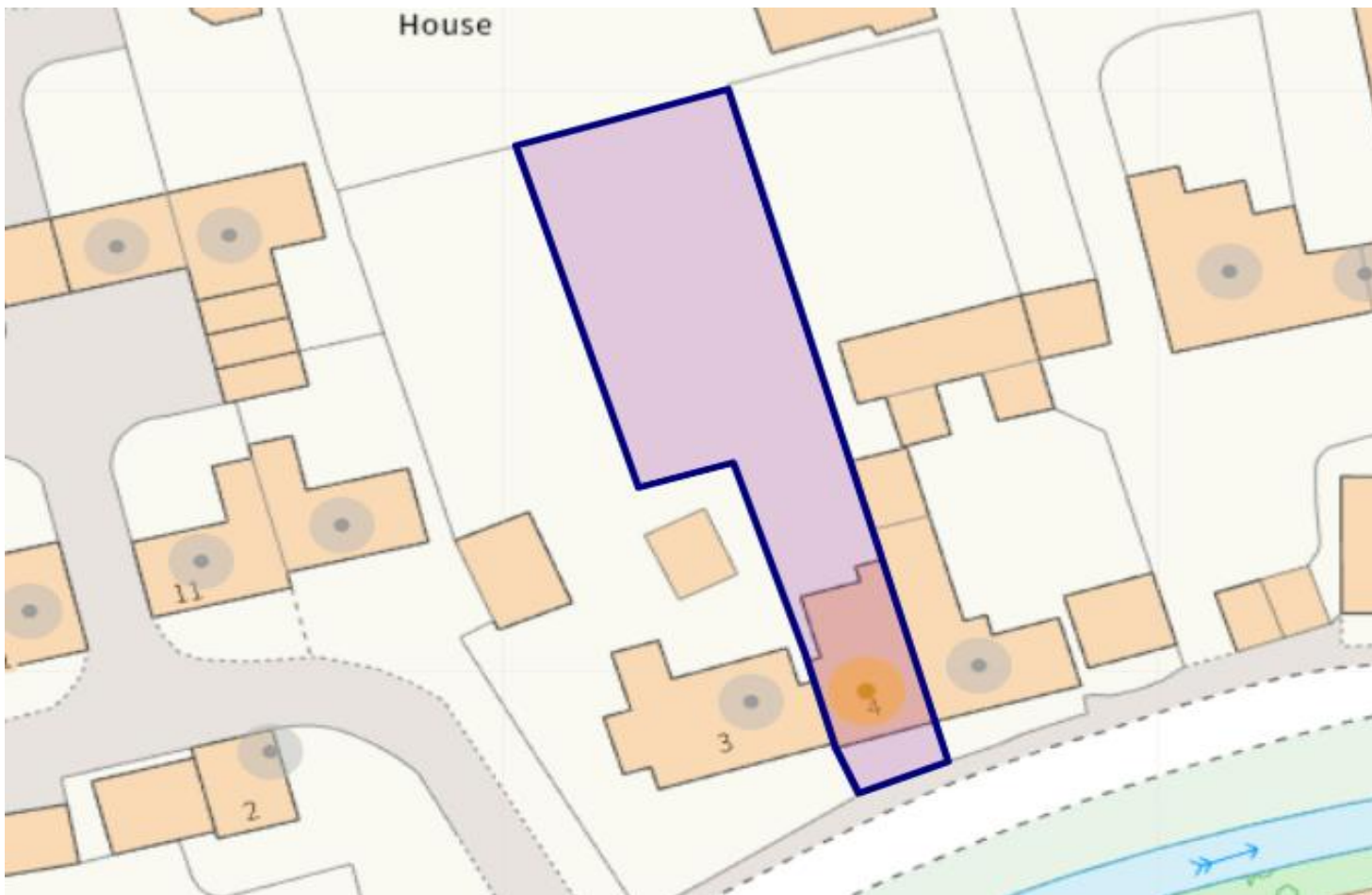


**Approximate total area<sup>(1)</sup>**  
 1459 ft<sup>2</sup>  
 135.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



### 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	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



