



Mulberry Cottage, 11 Coton Road, Walton on Trent, DE12 8NL



Enjoying a delightfully tranquil and secluded setting within this desirable South Derbyshire village is Mulberry Cottage, a beautifully presented detached village home offering well proportioned living accommodation, four bedrooms and a charming south-west facing cottage garden. Residing at a regal elevated position beyond a lengthy private drive, Mulberry Cottage has received numerous upgrades in recent years to include new flush casement Residence 7 windows in 2022/23, a new mains gas boiler in 2022 and refitted bathrooms, alongside a remodel and refit to the dining kitchen to create an open plan style space. The entrance door opens into a spacious central hallway, with doors leading

into the first of two reception rooms which features a Heta wood burning stove. The L shaped dining kitchen leads into a useful boot room, study and cloakroom, with a second reception room housing a versatile utility space and plenty of storage. From the first floor landing there are four well proportioned bedrooms and a family bathroom, with the master suite having a range of fitted wardrobes and a private en suite, and pleasant views over the gardens can be appreciated from the front facing windows. Outside, a private drive ascends from Coton Road, leading to gated access into a driveway providing parking for a number of vehicles. There is a pleasant seating area to the rear, and the formal gardens extend

to the front aspect benefitting from a sunny south-west aspect and plenty of privacy.

The desirable South Derbyshire village of Walton on Trent is positioned on the scenic banks of the River Trent, being home to facilities including a historic Church, a popular gastro pub and restaurant, a Village Hall and a cricket club. A paradise for nature lovers, this rural village offers countryside and riverside walks from the property's doorstep, whilst being within convenient reach of surrounding amenities and commuter routes.

Within the village is a Church of England Primary school which feeds into John Taylor High, both of which maintain Ofsted 'Outstanding' reputation. The John Taylor Free School is also within an easy drive, and there are a wealth of independent schools in the area including Lichfield Cathedral, Repton, Denstone and Twycross.

For leisure pursuits, the newly opened Tuckleholme Nature Reserve lies within walking distance and the nearby Rosliston Forestry Centre offers activities including walking, cycling, falconry, archery and fishing.

The local village of Barton under Needwood provides further everyday amenities including a doctors' surgery, chemist, post office and a choice of pubs and shops, as well as Barton Marina which can be walked to via footpath between the villages. More comprehensive facilities can be found in the market town of Burton and the Cathedral City of Lichfield.

The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield and Tamworth giving direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.

- Attractive Detached Village Home
- Secluded Elevated Setting
- Recently Upgraded Interiors
- Two Reception Rooms & Study
- Open Plan Dining Kitchen
- Boot Area, Utility Space & Cloakroom
- Central Reception Hall
- Four Bedrooms
- Master En Suite & Family Bathroom
- Gated Driveway & Ample Parking
- South-West Facing Cottage Garden
- 2022/2023 Residence 7 Windows
- Mains Gas Central Heating with 2022 Boiler
- Amenities within Walking Distance
- Well Placed for Commuter Routes & Local Amenities





**Reception Hall** 3.01 x 2.99m (approx. 9'10 x 9'9)

A gable porch leads to the entrance door, opening in turn into this spacious central hallway. Stairs rise to the first floor accommodation having two useful storage cupboard below, and the hallway has Camaro LVT flooring and doors opening into:

**Sitting Room** 5.3 x 3.73m (approx. 17'3 x 12'3)

A beautifully presented reception room having a window to the side, French doors opening out to the rear gardens and an impressive inglenook fireplace housing a recently fitted HETA wood burning stove (fitted 2023)

**L Shaped Dining Kitchen** 5.8 x 4.37m (approx. 19'0 x 14'4) – max

A superb open plan family space having been remodelled in 2022. The **Kitchen** comprises a range of shaker style full height, wall and base units with Quartz worksurfaces over, housing a ceramic sink with side drainer and comprehensive integrated AEG appliances including dishwasher, fridge freezer, induction hob, oven, microwave and warming drawer. Within the units there is a fabulous corner pantry, a window faces the front aspect and Camaro LVT flooring extends into the **Dining Area**, where a box bay window overlooks the cottage gardens. the kitchen leads into a useful **Boot Area** with stable door opening out to the side, leading in turn into:

**Study** 2.63 x 2.08m (approx. 8'7 x 6'9)

A useful home office having a window to the front and Camaro LVT flooring. Two sun pipes with integrated lighting provide additional natural light, and doors open into the **Cloakroom** and:

**Family Room** 4.72 x 2.67m (approx. 15'5 x 8'9)

Finished with striking Nina Campbell wallpaper, this versatile reception room has French doors opening out to the rear aspect as well as twin sets of double doors housing ample storage and a **Utility Space** with provisions for a washing machine, tumble dryer and two further appliances. Access opens to loft storage above

**Cloakroom**

With pedestal wash basin and WC, having LVT flooring and an obscured window





Stairs rise to the first floor **Landing**, having a feature stained glass window to the rear aspect. There is access via a drop down ladder to the partly boarded loft space, and doors open to the **Airing Cupboard** which houses the hot water cylinder and into:

**Master Bedroom** 3.47 x 3.14m (approx. 11'4 x 10'3) – plus wardrobes  
A spacious double bedroom having mirror fronted wardrobes, a window to the front and private use of:

**En Suite** 2.38 x 1.73m (approx. 7'9 x 5'7)  
A traditional style suite comprises Savoy wash basin and WC set to vanity units and an oversized walk in shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window

**Bedroom Two** 3.4 x 2.75m (approx. 11'1 x 9'0)  
Another double room having a window to the front

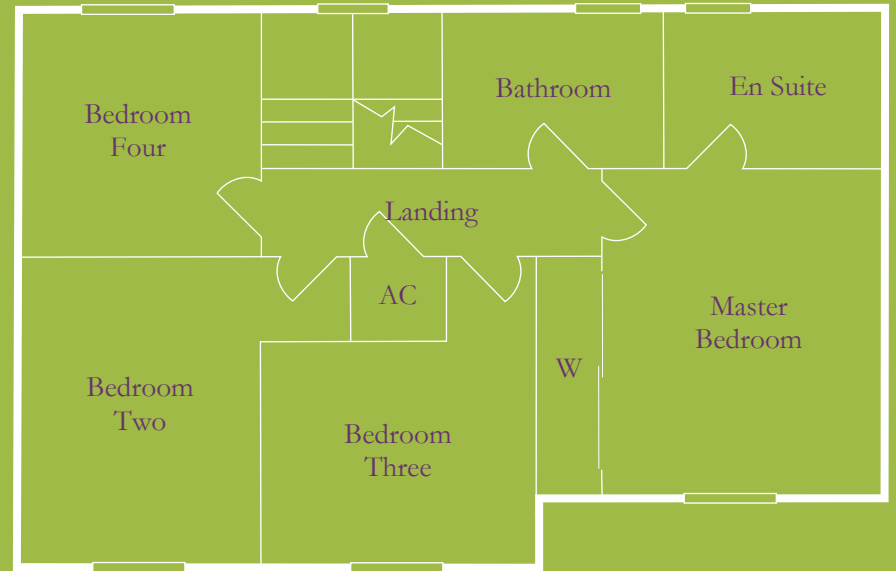
**Bedroom Three** 2.95 x 2.46m (approx. 9'7 x 8'1)  
With a window to the front

**Bedroom Four** 2.71 x 2.71m (approx. 8'11 x 8'11)  
A good sized fourth bedroom, having a high level window to the side

**Family Bathroom** 2.36 x 1.71m (approx. 7'8 x 5'7)  
Fitted with a traditional suite having Burlington pedestal wash basin WC and bathtub with shower unit over, having Osborne & Little wallpaper, tiled flooring and walls, a heated towel rail and an obscured window







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



### Outside

From Cotton Road, a lengthy private driveway approaches the property, having double gates opening into a large parking area. Mature trees and foliage provide privacy to all sides, and there is a pleasant seating area to one side as well as a garden shed which is included in the sale. a gable porch leads to the front door, and gated access opens to a walkway leading into the gardens

### South-West Facing Cottage Garden

Enjoying complete privacy to all sides, the garden extends to the front of the property, having a paved terrace leading down to well tended lawns. Mature borders are stocked with a variety of flowering plants and shrubs, and gated access opens out onto the driveway leading down to Cotton Road. The rear of the property benefits from a water point and lighting. There are exterior power points, along with a charging point for a campervan/motor home on the drive



**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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**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.