



Cliff Cottage, Branston Road, Tatenhill, DE13 9SA



Residing within a tranquil garden plot in the heart of Tatenhill is Cliff Cottage, an elegant detached Victorian residence showcasing a wealth of character, four double bedrooms and superb outbuildings including a self contained annexe, garaging and a workshop. Originally dating back to 1840, this individual Victorian villa has been beautifully refurbished in recent years to include a refitted kitchen and family bathroom, immaculate landscaping to the wrap around gardens and conversion of an outbuilding to create a fabulous self contained annexe, being an ideal guest suite, home office or Air BnB style rental. The beautifully presented interiors extend over two floors, having a reception hall, spacious lounge with

wood burner, dining room, breakfast kitchen, utility and cloakroom to the ground floor, with four good sized bedrooms to the first floor serviced by a family, shower room and walk in store. Outside, double gates open into a private drive, and there is access via manual double doors into the double garage with workshop area. Stone steps to the side ascend to the one bedroom annexe with kitchenette and shower room, and the coach house also houses a useful store room and gardeners WC. Cottage gardens extend to three sides of Cliff Cottage, being landscaped to a superb standard and having an elegant veranda and tranquil woodland views. The cottage is serviced by oil central heating and double glazed windows.

The property lies in the heart of Tatenhill, being within close reach of both local amenities and picturesque surrounding countryside. This delightful village is home to a historic church, village hall and a traditional Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. Local amenities are available in Barton under Needwood, where a doctors, pharmacy, post office, shops, cafe and pubs can be found, and the property is situated 2 miles from Burton on Trent where there are comprehensive everyday amenities including supermarkets, restaurants and gyms. The village acts as a corridor to the A38 which

provides swift access to Lichfield, Birmingham and Derby, and rail travel is available from Burton giving links to Derby, Birmingham and London. The International airports of Birmingham and East Midlands are both within a short drive. The area is well served by schools including All Saints Primary at Rangemore and John Taylor High in Barton under Needwood, with an excellent range of private schools also nearby including Lichfield Cathedral, Repton and Denstone. Nearby Equestrian centres include Marchington Field and Eland Lodge, and both Cannock Chase and the Peak District can be reached in around 40 minutes.



- Elegant Detached Victorian Residence
- Wealth of Character & Original Features
- Tranquil Garden Plot with Woodland Views
- Ideal Annexe/Air BnB/Home Office
- Two Spacious Reception Rooms
- Refitted Breakfast Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Family Bathroom & Shower Room
- Self Contained One Bedroom Annexe with Kitchenette & Shower Room
- Detached Coach House with Store & WC
- Double Garage & Workshop
- Secluded Wrap Around Gardens
- Delightful Village Setting
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel



### Reception Hall

The front door opens into this spacious hallway, having tiled flooring and panel doors opening into the **Utility** and **Cloakroom**. A further door leads into:

**Lounge** 7.21 x 4.47, 3.33m (approx. 23'8 x 14'8, 10'11)

A spacious and elegant reception room featuring solid oak flooring, dual aspect windows and a wood burning stove set to carved mantle and tiled hearth. Original doors open into a useful store cupboard and to an **Entrance Hall**, where the original front door opens to the front aspect. Stairs rise to the first floor accommodation, and a further door opens into:

**Dining Room** 4.42 x 3.99m (approx. 14'6 x 13'1)

Another immaculately presented reception room having a bay window to the front and solid oak flooring. A door leads into:

**Breakfast Kitchen** 3.62 x 3.55m (approx. 11'10 x 11'7)

A modern refitted kitchen comprising a range of gloss wall and base units with granite worksurfaces over, housing a Belfast sink and integrated appliances including AEG dishwasher, AEG double ovens, microwave, Neff induction hob and larder fridge. There is space for a dining tables and chairs to one side, and the kitchen has tiled flooring, a window to the rear and tiled splash backs. Doors open out to the rear aspect and into the **Reception Hall**, where doors lead into:

**Utility** 2.6 x 1.47m (approx. 8'6 x 4'10)

A useful laundry room having fitted wall and base units housing an inset sink and space for a washing machine. There is a window to the rear, the utility has tiled flooring and splashbacks and the oil boiler is housed in here

### Cloakroom

Refitted with wash basin set to vanity unit and WC, with tiled flooring, half tiled walls and an obscured window





Stairs rise to the **First Floor Landing**, where character doors open into:

**Master Bedroom** 5.23 x 3.35m (approx. 17'1 x 10'11)  
A spacious principal bedroom having dual aspect windows with fitted shutters, a period fireplace and a large fitted cupboard

**Bedroom Two** 3.81 x 3.66m (approx. 12'6 x 12'0)  
Another beautifully presented room having a window to the front with fitted shutters

**Bedroom Three** 3.65 x 3.58m (approx. 11'11 x 11'8)  
A third double bedroom having a window to the rear enjoying pleasant garden views

**Bedroom Four** 3.03 x 2.8m (approx. 9'11 x 9'2)  
A good sized fourth bedroom, having dual aspect windows and exposed floorboards

**Family Bathroom** 3.21 x 1.76m (approx. 10'6 x 5'9)  
A beautifully refitted suite comprises wash basin and WC set to a range of vanity units and double ended bathtub, with tiled flooring, half tiled walls, a heated towel rail and a window to the side

**Shower Room** 1.85 x 1.35m (approx. 6'0 x 4'4) – max  
Comprising a modern suite having wash basin set to vanity unit and walk in shower, with a window to the side, tiled walls and flooring and a vaulted ceiling with skylight

**Walk in Store** 2.68 x 0.93m (approx. 8'9 x 3'0)  
Currently a useful storage space, this room is positioned between bedrooms two and three is offers potential for conversion into an en suite.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Double gates open from Branston Road into a block paved driveway, having parking for three to four vehicles and well tended courtyard gardens. Gated access opens into the rear garden and there is a paved pathway leading to the front door. Accessed from the driveway is a detached **Coach House**, offering potential for conversion (subject to relevant permissions.) Accessed from the rear garden are two outbuildings, one being a **Garden Store** 3.65 x 2.27m (approx. 11'11 x 7'5) with power, lighting and water and the second being a **Gardeners WC** 3.65 x 1.15m (approx. 11'11 x 3'9)

**Double Garage with Workshop** 7.3 x 7.58, 4.93m (approx. 24'0 x 24'10, 16'2)

Two sets of manual double doors open into the garage, having power, lighting and skylights to the rear

Stone steps rise to the first floor of the **Coach House**, where a door opens into:

**Self Contained Annexe** 7.27 x 4.23m (approx. 23'10 x 13'10)

A fabulous space ideal as a guest suite, home office or Air BnB style rental, featuring impressive vaulted ceilings with beams, skylights and exposed floorboards. There are windows to two sides as well as a stable door to the front, and a **Kitchenette** is fitted with gloss base units housing an inset sink and an integrated oven with induction hob over

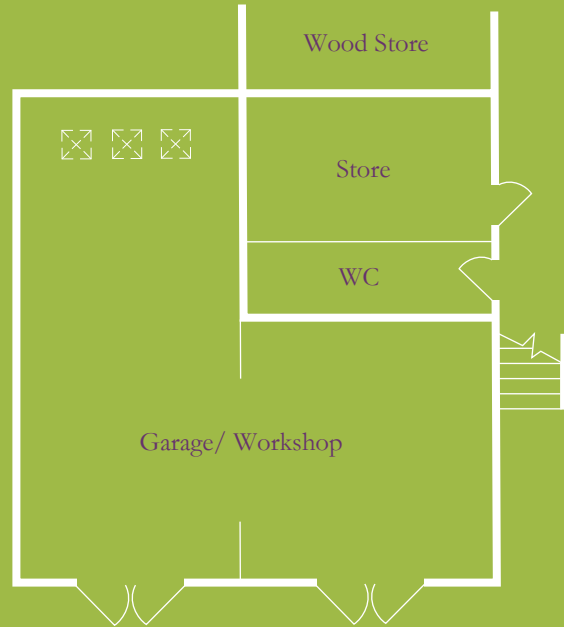
**Shower Room** 2.24 x 1.59m (approx. 7'4 x 5'2)

A modern suite comprises wash basin set to vanity unit, WC and shower, with tiled flooring, tiled walls and a heated towel rail

Extending to the front, side and rear of Cliff Cottage are beautifully tended **Cottage Gardens**, having lawns edged with mature borders and foliage to the front aspect. The oil tank is housed to one side, and a large **Summer House** is included in the sale. A gate opens to the side of the property where there is a shed and a wood store, with a paved pathway leading to the rear aspect. An elegant **Veranda** to the rear of the cottage features fretwork mirroring the original property, providing a delightful entertaining space with exterior light, power and a heater. The paved terrace leads into shaped lawns edged with neatly stocked flowerbeds, and a pergola to the top of the garden is included in the sale. The rear garden enjoys an excellent degree of privacy and a pleasant open aspect onto mature trees and open space





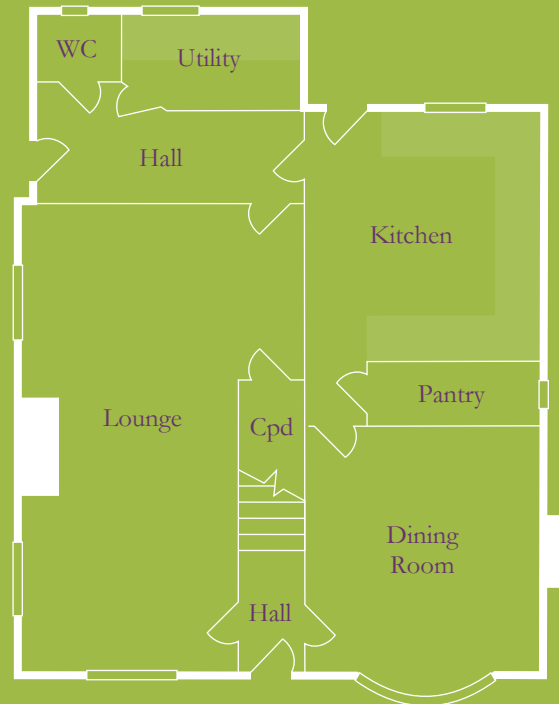


Coach House Ground Floor

Coach House First Floor



Ground Floor



First Floor



**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.