



**Millbrook Cottage**, 30 Mill Street, Coton in the Elms, DE12 8ES



A charming detached character cottage set within the popular rural village of Coton in the Elms, benefitting from a wealth of original features, four good sized bedrooms and a pleasant outlook over the village stream. Showcasing a wealth of original and reclaimed character throughout, Millbrook Cottage has been substantially upgraded since its time with the vendors to include a refitted boiler, new double glazed windows throughout, a refitted kitchen, new en suite and bathroom and landscaping to the front and rear aspects.

The interiors comprise a spacious reception hall, sitting room, dining room, kitchen and rear hall to the ground floor, with four bedrooms to the first floor serviced by a master en suite and family bathroom. To the front is a pleasant outlook over the village brook and a brick paved driveway provides off

street parking for three cars as well as access into the single garage. Landscaped gardens are laid rear enjoying an open outlook.

Nestled within scenic South Derbyshire, Coton in the Elms is a delightful rural village made up of charming cottages and character homes, having a small brook running through the centre. The village is home to amenities including a primary school, two traditional pubs one serving food, a village hall and church. Additional amenities can be found in Rosliston (having a Co-op) and Burton on Trent, home to excellent facilities including shops, restaurants and a cinema. Well placed for commuters, the A38, A50 and A444 are all within easy reach, direct rail links to London (in 80 minutes) and Birmingham can be found at train stations in Lichfield and the International airports of Birmingham and East Midlands are within an easy drive.

- Detached Character Cottage
- Upgraded Interiors to include Boiler, Windows, Refitted Kitchen & Bathrooms
- Spacious Reception Hall
- Two Reception Rooms
- Kitchen with Granite Worktops
- Rear Hall/Utility Space
- Three Double Bedrooms
- Fourth Bedroom/Dressing Room
- Refitted En Suite & Bathroom
- Single Garage & Parking
- Beautiful Cottage Gardens
- Pleasant Outlook to Front & Rear

#### **Reception Hall** 4.64 x 2.46m (approx 15'2 x 8'1)

A spacious welcome to this individual home, having entrance door to the side, window to the front, parquet flooring, exposed beams and exposed brickwork. A door opens to the **Kitchen** and the **Hall** leads into:

#### **Sitting Room** 4.76 x 3.44m (approx 15'7 x 11'3)

An attractive living space having windows to the front aspect, parquet flooring, exposed beams and brickwork and a multifuel stove set to stone hearth with exposed brickwork chimney. Stairs

rise to the first floor and this spacious room opens into:

#### **Dining Room** 3.99 x 2.34m (approx 13'1 x 7'8)

Having exposed beams, parquet flooring and double doors out to the rear gardens

#### **Kitchen** 3.17 x 3.06m (approx 10'4 x 10'0)

The kitchen is fitted with a range of cream wall and base units having granite worktops over, housing an inset Belfast sink, integral fridge and integral dishwasher. There is space for a range cooker and the kitchen has stone flooring, exposed beams and a window to the rear aspect. Opening into:

#### **Utility Space** 2.43 x 0.94m (approx 7'11 x 3'0)

With stone flooring, a window to the rear, a stable door to the rear gardens and a door into the garage. The hall houses space for a washing machine and tumble dryer







#### First Floor Landing

A spacious landing having a picture window to the rear with views over the gardens and fields beyond and a range of bespoke fitted cupboards. Doors into:

#### Master Bedroom 3.04 x 3.24m (approx 10'7 x 9'11)

With exposed beams, pine flooring and a window to the front aspect, this bedroom has private use of:

#### En Suite 2.5 x 0.96m (approx 8'2 x 3'1)

Comprising pedestal wash basin, low level WC and shower, with tiled splash backs and a skylight

#### Bedroom Two 4.23 x 2.35m (approx 13'10 x 7'8)

An impressive bedroom having vaulted ceilings with beams, a window to the rear with a rural outlook and a large double wardrobe



#### Bedroom Three 3.52 x 3.46m (approx 11'6 x 11'4)

Another spacious double room having a window to the front, original floor boards, exposed brickwork and a period fireplace

#### Bedroom Four 2.5 x 2.42m (approx 8'2 x 7'11)

Currently used as a walk in wardrobe to the master bedroom, this room has a window to the front with a beam lintel over and is ideal as a single bedroom

#### Family Bathroom 2.3 x 1.85m (approx 7'10 x 6'0)

Fitted with a modern suite having pedestal wash basin, low level WC and bathtub with shower over, with tiled splash backs, exposed beams and an obscured window to the rear aspect







## Outside

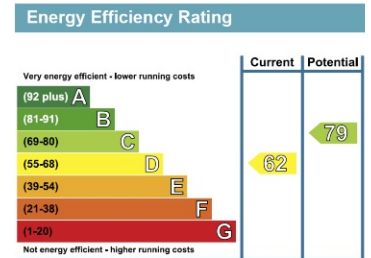
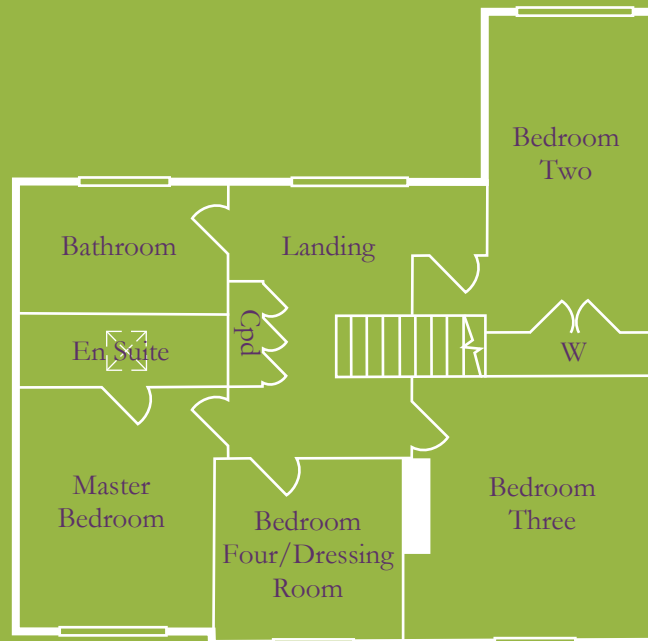
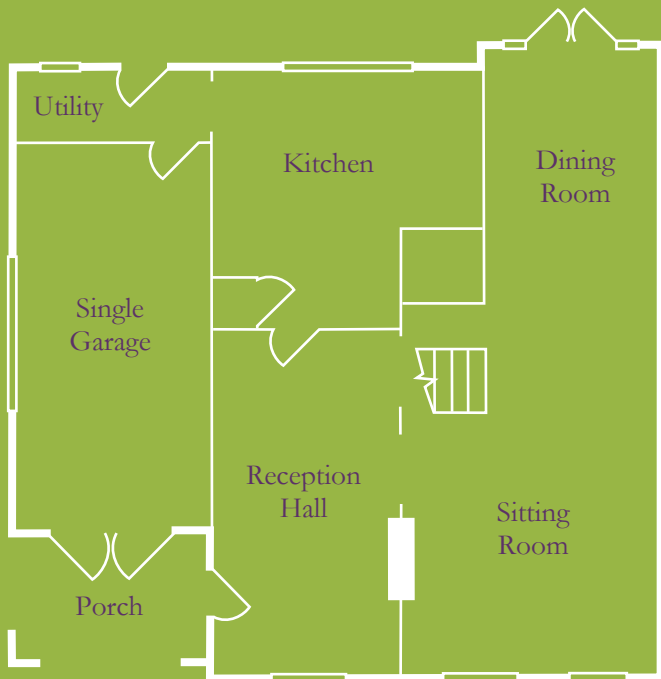
Millbrook Cottage sits on the popular Mill Street in the centre of this rural village, enjoying a pleasant outlook over the village brook and communal green to the front. There are well tended cottage gardens and a brick paved driveway provides off street parking for three vehicles as well as access into:

**Integral Garage** 5.13 x 2.44m (approx 16'10 x 7'11)

With a manual door to the front and obscured window to the side, the garage has power and lighting and houses the recently replaced Ideal boiler as well as spaces for appliances including a fridge freezer

## Gardens

Landscaped gardens lie to the rear of the cottage, laid to a paved patio with steps rising to shaped lawns edged with flower beds. Within the garden is a **Summer House** 2.03 x 2.03m (approx 6'7 x 6'7) – max, benefitting from power, lighting and insulation and being ideal as a garden room or home office, and included in the sale is a garden shed and a wood store



**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.