



2 Robin Hood Cottages, Main Street, Tatenhill, DE13 9SE

Set within the idyllic village of Tatenhill is this charming traditional character cottage, offering well presented interiors, two double bedrooms and superb outside space including parking and private gardens. Benefitting from a highly desirable school catchment, this individual character home has been thoughtfully remodelled and improved throughout its time with the current vendor and offers accommodation comprising sitting room, dining room and bespoke handcrafted kitchen to the ground floor, with two good sized double bedrooms and a four piece bathroom suite to the first floor. Outside is parking to a private driveway and landscaped gardens are laid to the rear. The cottage is serviced by oil central heating.

Tatenhill is a delightful village home to a historic church, village hall and a traditional village pub, all just surrounded by rolling

Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed. Local amenities are available in the nearby village of Barton under Needwood, where a doctors, pharmacy, post office, shops, village cafe and additional pubs can be found. The village is situated south of Burton upon Trent and access is easily available via the A38 for travel to Lichfield, Derby and Birmingham. Regional and national rail travel is available from Burton upon Trent, Lichfield and Tamworth, providing direct links to Derby, Birmingham, London, and the International airports of Birmingham and East Midlands are both within a convenient 40 minute drive. The village also benefits from an excellent school catchment area including All Saints Primary at Rangemore which feeds into John Taylor High in Barton under Needwood, with the John Taylor Free School located just outside the village.

- Traditional Character Cottage
- Wealth of Features Throughout
- Two Reception Rooms
- Bespoke Kitchen
- Two Double Bedrooms
- Spacious Bathroom
- Landscaped Rear Gardens
- Off Street Parking
- Oil Fired Central Heating
- Sought After Village Location
- John Taylor School Catchment

Steps rise to the front door which opens into:

**Sitting Room** 3.56 x 3.23m (approx. 11'8 x 10'7)  
A well presented reception room having bay window to the front, feature fireplace and a stripped pine door into:

**Dining Room** 3.7 x 3.67m (approx. 12'1 x 12'0)  
Another spacious reception room having window to the rear and a door opening to the staircase. A door leads into:

**Kitchen** 4.91 x 2.15m (approx. 16'1 x 7'0)  
Having been remodelled and upgraded, the



kitchen comprises a bespoke range of handcrafted wall and base units with contrasting granite and solid Butcher block worktops over, housing an inset ceramic Belfast sink, plumbing for washing machine and integral appliances including fridge freezer, oven and induction hob. There are windows to two sides and the kitchen has exposed beams, slate tiled flooring and a door opening out to the gardens





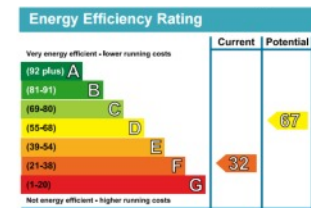
Stairs rise from the **Dining Room** to the **First Floor Landing**, where there is a loft access point and doors opening into:

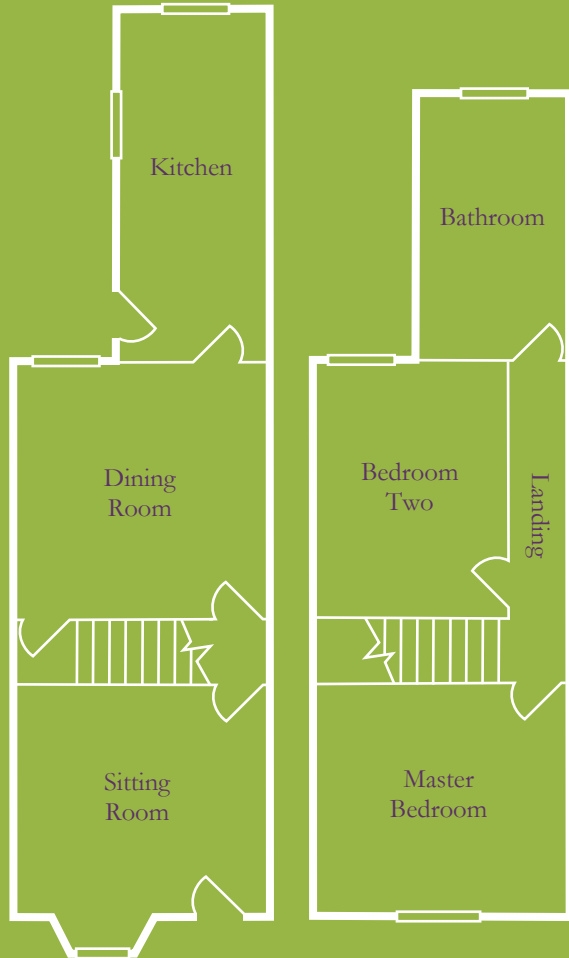
**Master Bedroom** 3.6 x 3.24m (approx. 11'9" x 10'7")  
A good sized double room having window to the rear and a fitted cupboard with loft access

**Bedroom Two** 3.93 x 3.73m (approx. 12'10" x 12'2")  
Another spacious double room having window to the front with countryside views

**Bathroom** 3.77 x 2.12m (approx. 12'4" x 6'11")  
Comprising a traditional suite having pedestal wash basin, WC, bathtub and separate shower, with a

window to the rear, tiled splash backs, a heated towel rail and a fitted storage cupboard





**Outside**

To the front aspect is parking to a private block paved driveway, with steps rising to the front door into the property. Access to the side which a shared with the neighbour leads to the rear garden

**Gardens**

The rear garden has been thoughtfully landscaped to create a terraced seating area with a **Summer House** which is included in the sale. A small brick outbuilding provides outdoor storage



**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.