



**Rose Cottage**, 33 Main Street, Walton on Trent, DE12 8LZ



Set in a secluded position enjoying rural views is Rose Cottage, a beautifully presented detached cottage featuring a wealth of character, three bedrooms and south facing gardens. Showcasing exposed beams, brickwork and thumb latch doors throughout, Rose Cottage originally dates back to the 1700s where it was part of the Walton Hall Estate, with the sitting room and bedroom above formerly being the tractor shed and hayloft. The charming interiors comprise briefly entrance porch, sitting room, dining room, kitchen, pantry, conservatory and bathroom to the ground floor, with two bedrooms off the main staircase and a second staircase giving access to the master bedroom. Outside, Rose Cottage benefits from an idyllic position along a private lane shared with two other properties and there is a pleasant outlook over fields to the side aspect. There is parking to the side of the cottage and immaculately tended gardens are laid to the rear, enjoying a southerly

aspect with plenty of sunlight and housing two brick outbuildings. The cottage is serviced by mains gas central heating and full double glazing.

Walton on Trent is a desirable rural village home to facilities including a beautiful Church, a popular pub and restaurant and a cricket club. Also within the village is a primary school which feeds into John Taylor High in Barton under Needwood, both of which maintain N Ofsted 'Outstanding' reputation. Local Barton under Needwood provides everyday amenities including a doctors' surgery, chemist, post office a range of pubs and shops and more comprehensive facilities can be found in Burton on Trent. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London. East Midlands and Birmingham international airports are also both within a 40 minute drive.

- Charming Detached Character Cottage
- Beautifully Presented Interiors & Wealth of Character Throughout
- Secluded Private Lane Position
- Rural Setting with Views
- Entrance Hall & Two Reception Rooms
- Kitchen, Pantry & Conservatory
- Three Bedrooms (Two Doubles)
- Ground Floor Bathroom
- Parking & South Facing Cottage Gardens
- Two Brick Outbuildings
- 'Outstanding' School Catchment
- Set within Conservation Area

A door opens from the driveway into the **Porch**, having quarry tiled flooring, a window to the rear and a character thumb latch door into:

**Sitting Room** 5.52 x 3.93m (approx 18'1 x 12'10)

A spacious reception room having windows to two sides with pleasant views down the private lane and over fields, an electric fireplace with Marble hearth and a galleried staircase rising to the **Master Bedroom**. Thumb latch doors open into:

**Kitchen** 4.42 x 2.0m (approx 14'6 x 6'6)

A character kitchen comprising a range of bespoke wall and base units with grey wood effect worktops over, housing an inset ceramic sink with side drainer, integral dishwasher and recess housing a Rangemaster cooker. The kitchen has a wealth of exposed brickwork, a window to the rear aspect and quarry tiled flooring. Steps rise from the **Kitchen** back towards the **Sitting Room** where a door opens to the **Pantry**, having space for a fridge freezer, a window to the side, quarry tiled flooring and fitted storage. Doors from the kitchen opens into:

**Dining Room** 3.86 x 3.2m (approx 12'7 x 10'5)

Another well presented living space having a window and door to the front aspect, period style open fireplace and a thumb latch door opening to stairs rising to the first floor

**Conservatory** 4.9 x 2.22m (approx 16'1 x 7'3)

Fitted with wall and base units housing an integral washing machine, this space is ideal for use as an additional reception room. Windows overlook the immaculate gardens and the **Conservatory** has quarry tiled flooring and a door to the rear







**Master Bedroom** 4.91 x 4.05m (approx 16'1 x 13'3)  
A galleried staircase rises from the Sitting Room to this spacious double bedroom, having window to the side with rural views and a range of fitted storage to the eaves

A second staircase from the **Dining Room** rises to

the **Landing**, where there is a window to the side and doors opening into:

**Bedroom Two** 3.45 x 3.23m (approx 11'3 x 10'7)  
Another good sized double room having window to the front and a range of fitted wardrobes and drawer units



**Bedroom Three** 4.24 x 2.03m (approx 13'11 x 6'8)  
With a window to the rear aspect and fitted cupboards housing shelving space, a wardrobe and the mains gas boiler

From the **Kitchen**, a hallway gives access to a useful storage cupboard beneath the stairs and a

door opens to the ground floor:

**Bathroom** 2.75 x 1.97m (approx 9'0 x 6'5)  
Fitted with a traditional suite comprising pedestal Charlotte wash basin, WC and claw foot bathtub with shower attachment, having windows to two sides and painted panelling to the splash backs







## Outside

Accessed off Main Street, Rose Cottage lies at the top of a private lane servicing just two other homes. There is a block paved driveway to one side providing off street parking and well tended gardens with feature circular borders are laid to the front. Please note, some plants and shrubs may be removed upon completion

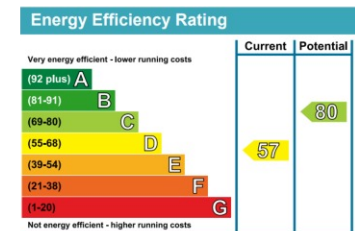
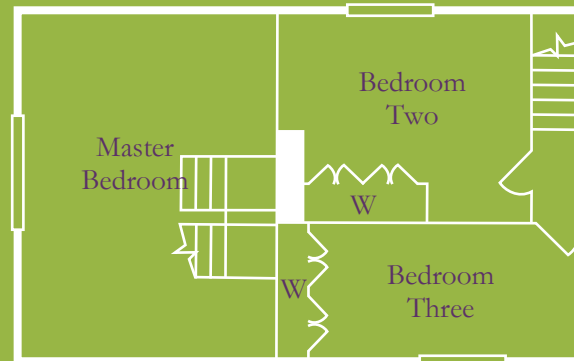
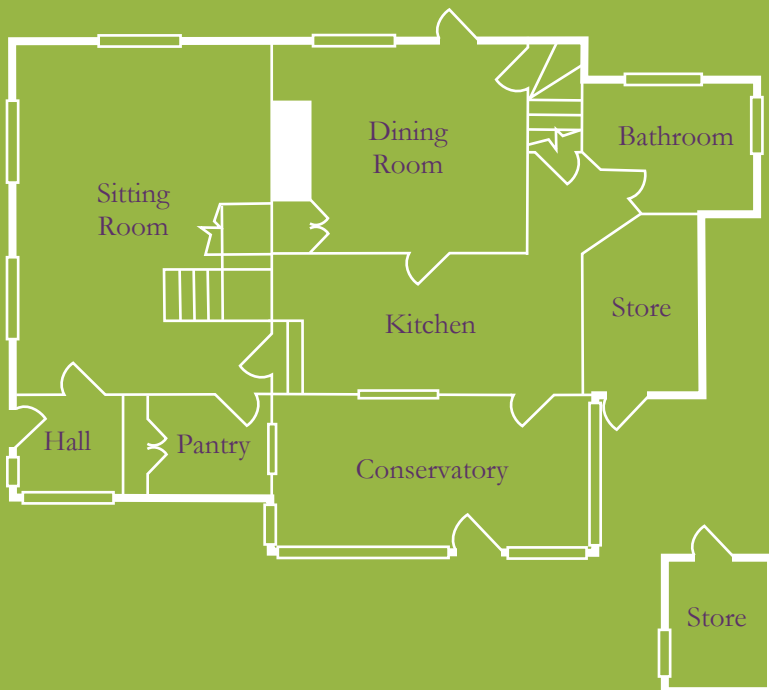
## South Facing Gardens

An immaculately tended cottage gas lies to the rear aspect having exterior lighting and a water point. The garden is laid to a brick paved terrace with access into two outbuildings and gated access out to the driveway, and steps rise to a shaped lawn with summer house edged with stocked rockery borders and mature shrubs

**Garden Store** 2.77 x 2.5m (approx 9'1 x 8'2)  
**Pig Sty** 2.46 x 1.56m (approx x8'0 x 5'1)

## Directional Note

From the T junction, turn right onto Main Street and continue along the road. On the left hand side, look for the lane called Mewies Close and Rose Cottage can be found at the top of the lane immediately following Mewies Close



**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.