



Riverway Cottage, 31 Mill End Lane, Alrewas, DE13 7BY

Enjoying an idyllic and secluded position within Alrewas is Riverway Cottage, a charming detached character home benefitting from deceptively spacious and recently extended accommodation, three/four double bedrooms and beautifully landscaped gardens. Originally dating back to the 1700s, this individual Grade II Listed home showcases a wealth of character throughout including exposed beams, original doors and an impressive inglenook fireplace to the lounge, and has been sympathetically updated over time to create versatile living spaces suited to modern day living. The interiors to the ground floor comprise entrance porch,

sitting room, dining room, beautifully extended open plan living/dining kitchen, utility and shower room, with a further reception room ideal as a fourth double bedroom or home office suite. To the first floor there are three double bedrooms, a WC and a recently refitted family bathroom, with the master bedroom benefiting from bifold doors out to a Juliette balcony. Outside, there is parking for two to three vehicles and the plot offers the potential to create additional parking or to build a car port or garage (STPP). The secluded rear gardens extend to three sides of the cottage and have been beautifully landscaped to create the ideal

space to appreciate the tranquil setting Riverway Cottage resides within.

Riverway Cottage enjoys a desirable position in the heart of Alrewas, a popular village set within a picturesque Conservation area beside the River Trent. Within walking distance from the property are a superb range of amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy, dentists and more. The village lies along the Trent & Mersey canal where many countryside walks can be reached within minutes from the property. The property lies within catchment for the All Saints primary

school which feeds into the highly regarded John Taylor High in Barton under Needwood and there are an excellent range of independent schools also nearby including Repton and Lichfield Cathedral. Alrewas is well placed for access to the commuter routes A38, A50 and M6, rail stations at Burton on Trent and Lichfield provide regular rail links to Birmingham, Derby and London (in 80 mins from Lichfield) and the International airports of Birmingham and East Midlands are both within an easy drive.



- Charming Detached Character Cottage
- Recently Extended & Upgraded
- Desirable Cul de Sac Location
- Two Character Reception Rooms
- Open Plan Living/Dining Kitchen
- Family Room/Home Office Suite/Fourth Double Bedroom
- Utility & Ground Floor Shower Room
- Three Double Bedrooms
- Refitted Bathroom & Cloaks
- Beautifully Tended Gardens
- Parking for Three/Four Vehicles
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Amenities & Rail Travel

An original stable door opens into the Entrance Porch where a door leads into:

Sitting Room 4.68 x 4.51m (approx. 15'4 x 14'9)
A spacious living room having a windows to the front, exposed beams and a stunning inglenook fireplace housing a wood burning stove set to flagstone hearth. Thumb latch doors open to a useful storage cupboard and into:

Dining Room 4.58 x 3.08m (approx. 15'0 x 10'1)
Another well presented reception room having window to the front aspect, a wealth of exposed beams and a period fireplace

From the **Sitting Room**, steps lead down into:

Open Plan Kitchen 5.36 x 5.23m (approx. 17'7 x 17'2)

A superb addition made by the current vendor, this quality space benefits from twin sets of bifold doors out to the terrace and gardens and a versatile space ideal for use as either a dining area or family room. The kitchen comprises a range of base and full height units having oak Butcher block worktops over, housing an inset Villeroy & Boch double Belfast sink, space for an American fridge freezer and a range of integral appliances including dishwasher, double ovens and an induction hob with extractor over. A central island unit provides further workspace, storage and a breakfast bar, the kitchen has windows to the side and engineered oak flooring, and thumb latch doors open to two useful cupboard used as a **Larder** and a **Pantry**

A door from the **Sitting Room** opens to a vestibule with tiled flooring and doors into:

Utility Room 4.43 x 2.24m (approx. 14'6 x 7'4) – max

Fitted with base units housing an inset Belfast sink and spaces for a washing machine and tumble dryer, with tiled flooring, windows to two sides and a cupboard housing the wall mounted boiler

Shower Room 3.33 x 1.87m (approx. 10'11 x 6'1)

Doubling as a Guests WC and comprising Savoy wash basin set to vanity units, WC and double shower, with tiled flooring, exposed beams, fitted shelving and a feature obscured window to the rear

A doorway opens from the **Sitting Room** to a hallway where the stairs rise to the first floor and there is a door into the **Rear Hall**, giving another access into the property. This hallway has a stable door to the rear, stone flooring, exposed beams and brickwork and a door into:

Family Room/Bedroom Four/Office 6.41 x 2.76m (approx. 21'0 x 9'0)

A stunning and versatile space, this reception room offers potential uses as a fourth double bedroom, a further reception room or as a home office suite. There are windows to three sides, vaulted ceilings with beams and exposed brickwork





Stairs rise to the **First Floor Landing** where there are exposed beams, a skylight providing plenty of natural light and character doors opening into:

Master Bedroom 5.25 x 3.81m (approx. 17'2 x 12'6)

A superb addition made recently by the vendor, having bifold doors opening to a Juliette balcony to the rear aspect and a large double fitted wardrobe

Bedroom Two 4.62 x 4.01m (approx. 15'2 x 13'1)

With a window with shutters to the front aspect, exposed beams and ample fitted storage space and wardrobes

Bedroom Three 4.52 x 3.17m (approx. 14'10 x 10'4)

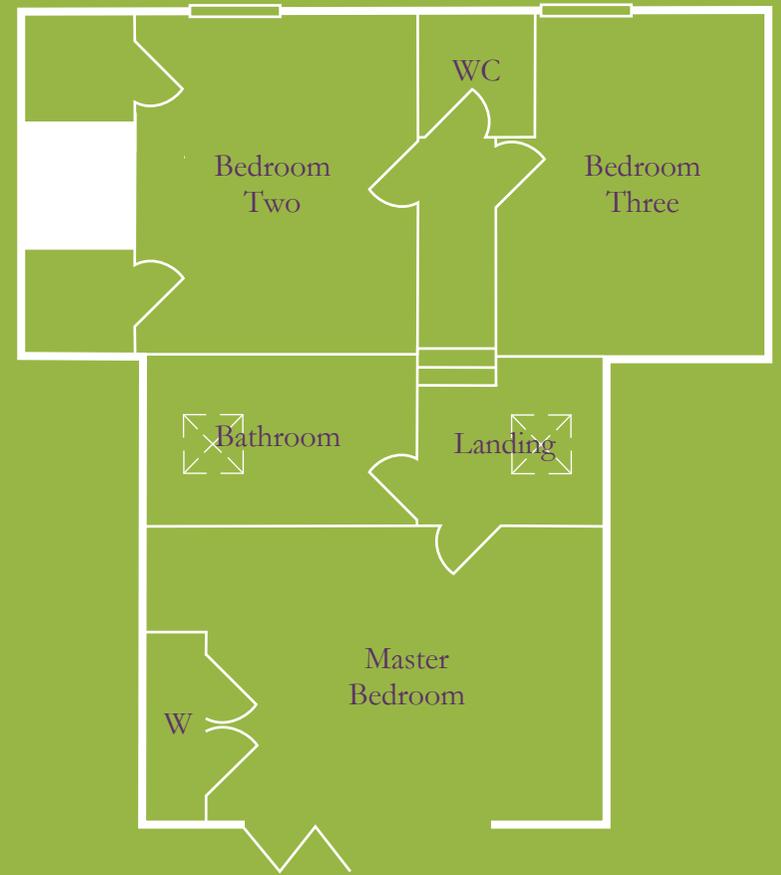
Another double room having a window to the front aspect and exposed beams

Family Bathroom 2.94 x 2.09m (approx. 9'7 x 6'10)

Refitted recently with a traditional suite comprising pedestal wash basin, WC, corner shower and claw foot bathtub, having herringbone style flooring, a skylight and panelling to the splash backs









Outside

Riverway Cottage lies towards the end of the delightful Mill End Lane amongst similar neighbouring homes. To the front aspect, a lawned garden is enclosed with a mature hedge providing privacy, there is a gravel drive to one side and further lawns offer space to create additional parking. Another driveway to the opposite side (shared with one neighbour) leads to the rear of the property where there is a further parking space and an area currently fenced off as a chicken run. This space is ideal for the addition of a garage/car port (STPP)

Gardens

To the rear aspect are beautifully tended gardens laid to a walled composite deck terraces with steps rising to slightly elevated lawns. There are three sheds which are included (the BBQ hut is not part of the sale) and the gardens enjoy privacy to all sides and plenty of sunlight. There is gated access back out to the front aspect and to the rear driveway and Riverway Cottage benefits from exterior lighting and a water point



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.