



Alley Thatch, 166a Main Street, Alrewas, DE13 7DE



Set in a secluded canalside position is Alley Thatch, a Grade II Listed timber framed thatched cottage dating back to the 17th century, offering a wealth of impressive original beams throughout, two bedrooms and generous gardens. Having received recent upgrades including a refit to the kitchen and bathroom, Alley Thatch benefits from a charming exterior and well presented interiors ideal to suit anyone looking for a truly unique home in this sought after village. The interiors comprise briefly entrance hall, living and dining room, refitted kitchen, rear hall and a refitted bathroom to the ground floor, with two bedrooms to the first floor. Outside, a private lane leads off main street to the driveway where there is parking for two/three vehicles and beautifully tended gardens extend to the rear enjoying picturesque views over the canal.

Alley Thatch lies in the heart of Alrewas, a popular village set within a picturesque Conservation area beside the River Trent. Alrewas is home to a superb range of everyday amenities including a popular Butchers', traditional pubs, a Co-op, a doctors surgery, pharmacy, dentists and more. The property lies within an outstanding school catchment area including the All Saints primary school in the village which feeds into the highly regarded John Taylor High in Barton under Needwood. 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.



- Timber Framed Thatched Cottage
- Grade II Listed & Wealth of Features
- Idyllic Canalside Garden Plot
- Sitting Room with Inglenook Fireplace
- Dining Area
- Refitted Kitchen
- Two Bedrooms
- Refitted Bathroom
- Private Off Road Parking
- Beautiful Canalside Garden
- Secluded Position in Sought After Village
- Well Placed for Amenities/Commuter Routes/Rail Travel

Entrance Porch

A bespoke wooden door with period ironwork and leaded window opens into the hall, having quarry tiled floor, exposed ceiling beams and stripped pine door into:

Sitting Room 5.78 x 4.03m, 2.13m (approx 18'11 x 13'2, 6'11)

A well presented reception room featuring impressive exposed beams and a magnificent inglenook fireplace with beam lintel, brick hearth and recessed lighting. There are windows to two aspects, and the furniture in this room is available

by negotiation on the sale

Dining Area

With window to side, further interior stained glass window onto kitchen, door into L-shaped under stairs cupboard. Dining suite of table and chairs, for sale by negotiation with the vendor. Part glazed door into:

Refitted Kitchen 3.36 x 2.55m (about 11'0 x 8'4)

Having been refitted to a high standard in 2018, the kitchen comprises a range of grey wall and base units having quartz worktops over, housing an inset Belfast sink and integral appliances including dishwasher, fridge, oven, induction hob and washing machine. There are windows to two sides and the kitchen features exposed wall beams, tiled flooring and a stained glass window to the dining area. A door opens to the bathroom and the kitchen leads into a rear hallway with a door out to the gardens





Stairs rise to the **First Floor Landing** where there are exposed wall beams, a window to the side and doors opening into:

Master Bedroom 4.08 x 4.16m (about 13'4 x 13'7)
A spacious principal bedroom having dual aspect windows, exposed beams and a range of fitted wardrobes and storage



Bedroom Two 2.14 x 2.33m (about 7'0 x 7'7)
Having exposed beams and a window to the side

Refitted Bathroom 2.65 x 2.47m (about 8'8 x 8'0)
A door opens from the kitchen to this ground floor

bathroom, having wash basin set to vanity unit, WC and freestanding bathtub with shower attachment, having tiled splash backs, a traditional heated towel rail and a window to the rear. Double doors open to a cupboard housing the boiler





Outside & Gardens

A private lane leads off Main Street to a private drive where there is parking for two to three vehicles. Double gates open into the rear gardens, where a brick paved terrace leads onto the partly walled garden which is laid to shaped lawns, stocked flower beds and mature trees providing privacy. A further paved terrace houses a garden shed and overlooks idyllic views over the picturesque canal. Next to the property there is further useful outside storage to a brick built shed with power and lighting and a bike shed has two opaque glazed windows, power sockets, lighting and a quarry tiled floor



Floor Plan
 in Progress

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 purchases on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.