



Thatch End, 131 Main Street, Alrewas DE13 7ED



Enjoying an enviable canalside position is Thatch End, a charming Grade II Listed thatched cottage having a private canal mooring and three double bedrooms, set within the desirable village of Alrewas. Showcasing a wealth of character throughout, this beautifully presented detached home dates back to the 1600s and has been maintained to an excellent standard by the current vendors, have received a new boiler in 2012, a refitted kitchen, utility and shower room in 2014 and a re-thatched roof in 2015. The interiors comprise briefly reception hall with character fireplace, two spacious reception rooms, breakfast kitchen, utility and shower room to the ground floor, with three

double bedrooms and a WC to the first floor. Outside, gated access opens into the driveway where there is access into the detached double garage and the beautifully maintained cottage gardens extend to the front and rear aspects. A superb feature of this individual cottage is the canalside mooring which lies alongside the garden and provides a private and secure mooring as well as attractive views down the canal towards the village church.

Thatch End lies on the outskirts of the rural village of Alrewas, a popular location 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, post office, pharmacy and dentists, and the position provides swift access onto the Trent & Mersey Canal network where many rural walks can be enjoyed. 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 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 Thatched Cottage
- Desirable Village Location
- Wealth of Character Throughout
- Idyllic Canalside Setting
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Reception Hall & Utility
- Three Double Bedrooms & WC
- Ground Floor Shower Room
- Immaculate Front & Rear Gardens
- Detached Double Garage & Parking
- Private Secure Canalboat Mooring
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Rail Travel to Birmingham/London



A bespoke oak door opens into:

Reception Hall 3.58 x 3.19m (approx. 11'8 x 10'5)

An attractive welcome to this individual home, having window to the front, exposed beams and a traditional gas living flame stove set to brickwork fireplace. Doors open into:

Sitting Room 4.77 x 4.18m (approx. 15'7 x 13'8)

A spacious reception room having windows to the front aspect, tall ceilings with exposed beams and an inglenook fireplace housing a dual sided gas living flame fire. A door opens into:

Dining Room 3.76 x 2.98m (approx. 12'4 x 9'9)

Another well presented reception room having window to the front, exposed beams and brickwork, reclaimed parquet flooring and a feature gas open fire. A door opens into:

Breakfast Kitchen 6.94 x 3.53m (approx. 22'9 x 11'7)

Comprising a range of painted wall and base units with oak Butcher block worktops over, housing inset double Belfast sink, recess housing a gas fired Aga and integral appliances including dishwasher, fridge and freezer. There are windows to the rear and the kitchen has flagstone flooring, a useful fitted storage cupboard and two feature reclaimed stained glass windows. Opening into the **Rear Hall** where an original door leads out to the rear gardens, stairs rise to the first floor and there is a window to the rear. This hallway also leads into the **Reception Hall** and:

Utility 2.37 x 1.64m (approx. 7'9 x 5'4)

Fitted with a range of oak wall and base units housing an inset ceramic sink with side drainer and space for a washing machine. The utility has tiled flooring and a window to the rear and the wall mounted Condenser boiler which was fitted in 2012 is housed discreetly in here

Ground Floor Shower Room 3.25 x 1.7m (approx. 10'8 x 5'7)

Refitted in 2014 with a modern suite having wash basin and WC set to vanity units and a walk in shower, with tiled walls, tiled flooring





Stairs rise to the **First Floor Landing** where doors open into:

Master Bedroom 4.38 x 3.42m (approx. 14'4 x 11'2)
A spacious double room having windows to two sides and a range of recently fitted bespoke furniture including wardrobes and twin wash basins with storage beneath

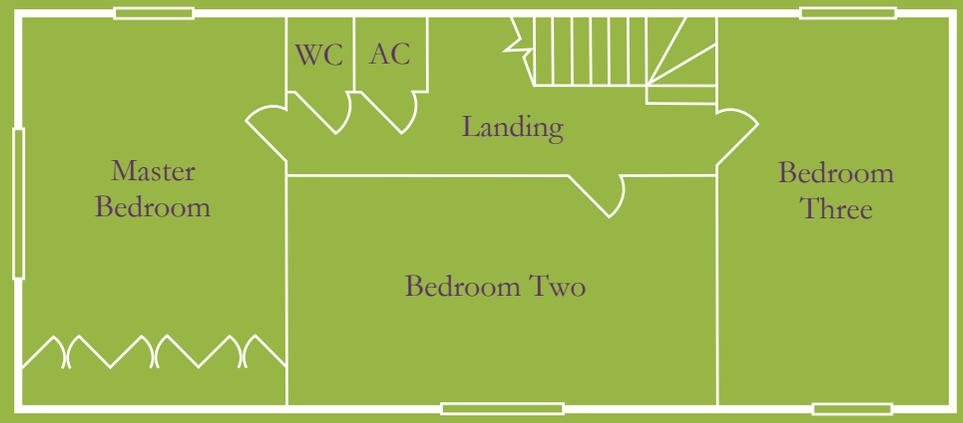
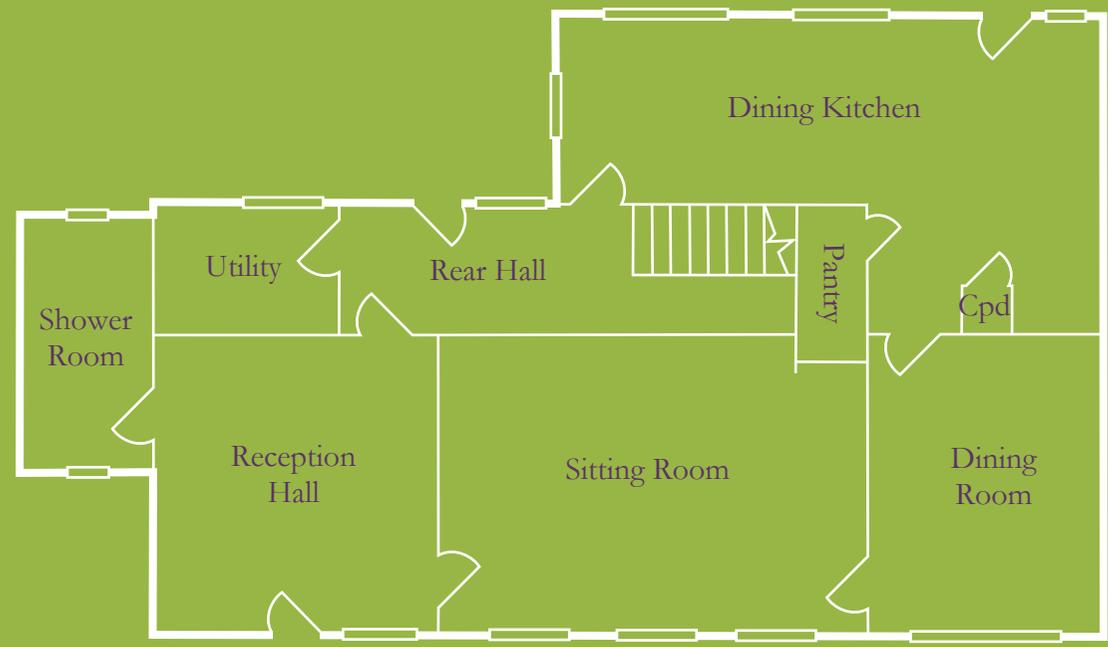
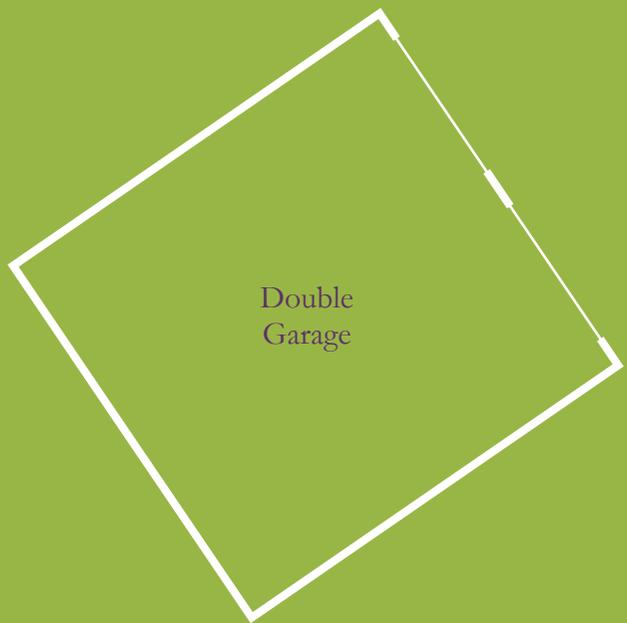
Bedroom Two 5.34 x 2.9m (approx. 17'6 x 9'6)
Having window to the front aspect

Bedroom Three 4.8 x 3.02m approx. 15'8 x 9'10)
A third double bedroom having dual aspect windows

A door from the landing opens to a separate **WC**









Outside

Thatch End lies in an idyllic spot overlooking the Trent & Mersey canal. Gated access opens off Main Street into the block paved driveway where there is access into the **Detached Double Garage**, and gated access to the side opens to a useful storage area where there is a garden shed which is included in the sale. To the front of the property are attractive cottage gardens laid to shaped lawns and mature foliage, and a pergola over a deck terrace provides space for outdoor seating

Gardens

The beautifully maintained rear garden runs alongside the canal, being laid to lawns, stocked borders, paved terraces and mature hedging. A **Summer House** is included in the sale and there is access from the rear into the **Kitchen** and **Rear Hall**. Archways lead out to a deck extending the length of the canal mooring (currently housing a 60ft barge) where there are exterior power sockets



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.