



Meadowsweet Cottage, 28 Bretby Hall, Bretby Park, Bretby, DE15 0QQ



Set within the prestigious Bretby Hall is Meadowsweet Cottage, a charming character townhouse offered with no upward chain, benefitting from spacious and versatile accommodation, open plan dining and living kitchen and remodelled interiors to create ample bedroom space and the option for a home office. Set overlooking a charming cottage garden, this individual home forms part of the rear of the Hall and enjoys a regal outlook into the historic centre courtyard to the rear and towards rural woodland to the front. The well presented interiors are laid over three floors and comprise briefly entrance hall, spacious lounge, open plan kitchen with living and dining room and cloakroom to the ground floor, with three bedrooms to the first floor and a further bedroom to the second

which has been cleverly redesigned to create a fourth bedroom and study/dressing room. The bedrooms are serviced by a master en suite and family bathroom. Outside, beautifully tended gardens lie to the front and to the exterior of the secure courtyard setting is access to three parking spaces and a private single garage. There is also ample visitors parking and the property benefits from direct access to rural walks over the surrounding countryside. The cottage features double height ceilings and character sash windows and is ideal for those looking for a more traditional home in this elegant community.

Meadowsweet Cottage is set within Bretby Park, a desirable rural setting centered around the main Hall which is home to a range of

luxury apartments and townhouses. The property enjoys an idyllic setting accessed via a private road leading between woodland, lakes and open fields, providing excellent potential to enjoy the surrounding scenery and leisure pursuits offered, including the nearby golf and country club. The location is a short drive from the market town centre of Burton on Trent which is home to shopping centres, supermarkets, pubs, restaurants and various other leisure and convenience facilities. The property is ideally positioned for travel along the A38, A511, A444 and M42 and a rail station in Burton provides direct links to Birmingham. The property lies within the catchment area for St Edwards Catholic Primary School which feeds into William Allitt High School.

- Grade II Listed Town House
- No Upward Chain
- Prestigious Setting in Historic Hall
- Wealth of Flexibility & Character
- Generous Lounge
- Open Plan Dining & Living Kitchen
- Entrance Hall & Cloakroom
- Four Bedrooms
- Study/Dressing Room
- En Suite & Family Bathroom
- Beautiful Cottage Gardens
- Three Parking Spaces & Single Garage
- Additional Visitors Parking
- Stunning Rural Approach via Private Lane
- Idyllic & Tranquil Surroundings
- Well Placed for Amenities & Commuter Routes



A door from the front aspect opens into the **Entrance Hall**, having tiled flooring, fitted storage cupboards and a door into:

Lounge 6.12 x 4.04m (approx 20'0 x 13'3)

A generous reception room showcasing character high ceilings, a window to the front with bespoke shutters and a fitted electric fire. Doors off to the **Inner Hall** and:

Open Plan Dining & Living Kitchen 6.27 x 3.54m (approx 20'6 x 11'7)

A stunning family space having been remodelled by the current vendors to create a spacious living and dining room and comprehensively fitted kitchen. The kitchen is set over two spaces and is formed by a range of wall and base units with granite worktops over, housing an inset sink, integral dishwasher and a range cooker, with windows overlooking the central courtyard. There is a door into the Inner Hall and the kitchen extends into the **Living & Dining Room** where there is further fitted storage, space for an American fridge freezer and a breakfast bar. The **Living & Dining Room** has a window to the front, a door into the **Lounge** and a stunning original fireplace with granite hearth

Inner Hall

Having stairs ascending to the first floor and doors into the **Lounge** and:

Cloakroom

Having fitted wash basin, WC, tiled splash back and tiled flooring





At the half landing there is a spacious **Airing Cupboard**, and stairs continue to the **First Floor Landing** where a window overlooks the historic interior courtyard. Stairs continue to the second floor and doors open into:

Master Bedroom 4.74 x 4.65m (approx 15'6 x 15'3)
A spacious master bedroom having window with shutters to the front, exposed beams and rafters and private use of:

En Suite 2.1 x 1.48m (approx 6'10 x 4'10)
Fitted with a white suite comprising pedestal wash basin, WC and double shower cubicle, with half tiling to walls and exposed beams

Bedroom Three 3.1 x 3.03m (approx 10'2 x 9'11)
A double bedroom having window to the front

Bedroom Four 3.19 x 1.56m (approx 10'5 x 5'1)
Having a skylight and the useful addition of a fitted child's single bed which folds up to create further floor space

Family Bathroom 2.03 x 1.72m (approx 6'8 x 5'7)
Having a white suite comprising pedestal wash basin, WC and bathtub with shower attachment over, with tiling to walls and an obscured sash window

To the **Second Floor Landing** there is recessed storage, access out of a fire escape and a door opening into:

Bedroom Two & Study/Dressing Room 4.06 x 3.99m (approx 13'3 x 13'0) – max
Having period style painted fire surround and a sash window overlooking the courtyard to Bretby Hall. This room has been partitioned off to create another space ideal as a study or dressing room, however the partition can be removed

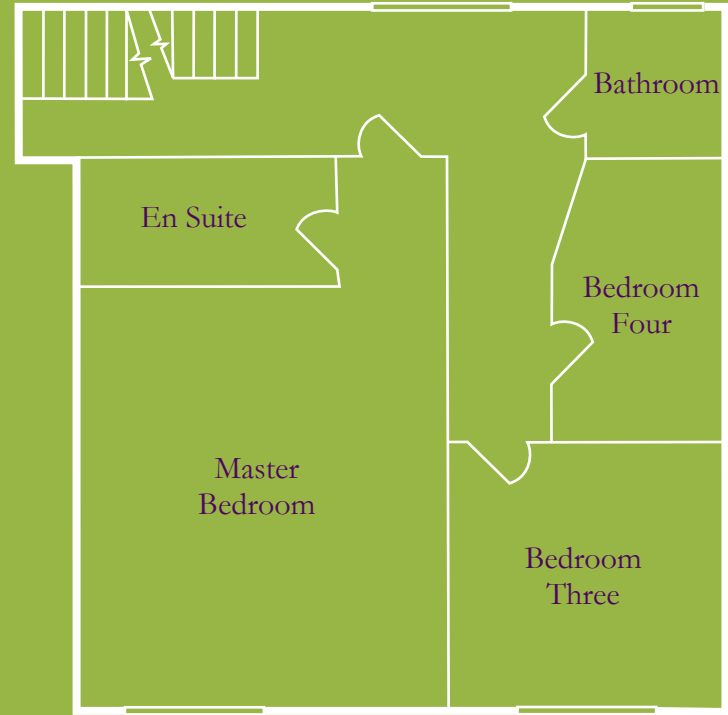




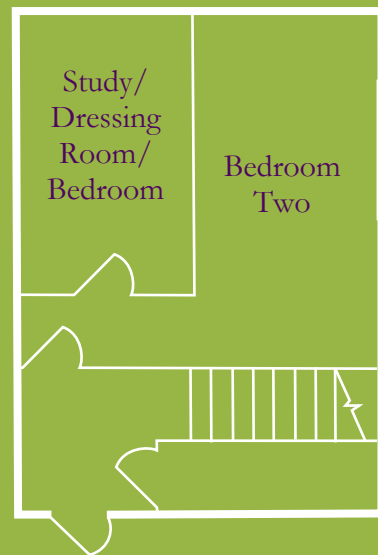
Ground Floor



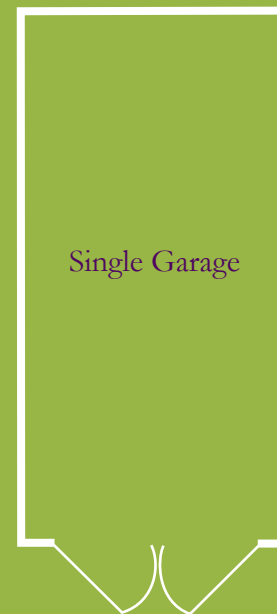
First Floor



Second Floor



Outside





Outside

Bretby Hall enjoys a stunning approach through parkland, woods and lakes via a private lane, enjoying scenic views and a tranquil setting. Meadowsweet Cottage has **Three Allocated Parking Spaces** to the exterior of the Hall (with one to the front of the **Garage**) as well as additional visitors parking. Secure gates give access to a handful of homes situated to the rear of the Hall, being the select few with private access, gardens and garaging

Single Garage 6.12 x 3.0m (approx 20'0 x 9'8)
Having manual double doors to the front, power and lighting

Cottage Gardens

Gated access opens from the courtyard into a cobbled walkway leading to the property, where steps lead down into gardens. To the front there are lawned gardens with neatly stocked borders and hedges giving privacy to the sides, and a paved terrace with raised flower bed provides a pleasant space for outdoor entertaining. There is also exterior power and lighting

Please Note: This property is subject to an annual management fee. The property is also being sold with a share of the freehold – please enquire for more information



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.