Sale Cottage, Sale Lane, Alrewas, DE13 7DP

Parker Hall

Enjoying a rural setting overlooking rolling countryside views is Sale Cottage, and individual country residence benefiting from impressive and versatile accommodation, four double bedrooms and a extensive south facing plot including a paddock and woodland. Showcasing retained character from the original 1800s cottage, this beautifully presented country home has been well maintained throughout its time with the current vendors, having recently had a new pump system for the heated pool, replacement of the oil tank and a new Klargester fitted in 2020. The original cottage has been remodelled and extended over time to convert an original barn and hayloft into further living accommodation, and there is potential to create ancillary accommodation if required. Sale Cottage is serviced by full double glazing and oil fired central heating.

The interiors comprise briefly entrance hall, open plan breakfast kitchen, Orangery style family living and dining room, four further reception rooms including a stunning drawing room with vaulted ceilings, utility room and ground floor shower room. Off the main landing are three double bedrooms serviced by fitted wardrobes, a master en suite and family bathroom, with a further guest bedroom off a separate staircase having facilities to install an en suite. A mezzanine sitting room next to this bedroom is ideal for use as an occasional bedroom or further reception room, or alternatively should an en suite be fitted this part of the house would be ideal as a guest suite or ancillary accommodation. Outside, an in and out driveway provides ample parking to the front as well as access onto the paddock land, and Sale Cottage sits well with stunning south facing gardens which include a heated pool and mature area of fir trees.

Sale Cottage is set on a peaceful lane just outside the popular Staffordshire villages of Fradley and Alrewas, within walking distance of the local beauty spot of Fradley Junction and the nearby Trent & Mersey canal network. Just a few minutes' drive away is the character village of Alrewas where amenities can be found including a popular Butchers', pubs, take away outlets, a doctor's surgery, pharmacy, dentists and more. There are a superb range of coveted independent schools also nearby including Smallwood Manor, Repton and Lichfield Cathedral, and many of the local Primary and Secondary schools benefit from Ofsted 'Outstanding' ratings. Sale Cottage is well placed for access to the commuter routes A38, A50 and M6 and rail stations at Burton on Trent and Lichfield Cathedral City provide regular rail links access to Birmingham, Derby and London (in 80 minutes). The International airports of Birmingham, East Midlands and Manchester are all within an east drive.

- **Impressive Country Residence**
- **Offered with No Upward Chain**
- **Approx 3 Acre Plot with Paddock**
- **Idyllic & Peaceful Location with Views**
- **Superb Home Office Potential**
- **Stunning Drawing Room**
- **Open Plan Kitchen with Family Living & Dining Room**
- **Three Further Reception Rooms**
- **Mezzanine Sitting Room/Study**
- **Four Double Bedrooms**
- **Master En Suite & Bathroom**
- **South Facing Formal Gardens with Heated Pool, Orchard & Christmas Tree Woodland**
- **Gated In & Out Driveway & Double Garage**
- **Rural Location with Open Views**
- **Well Placed for Commuter Routes & Rail Travel to Birmingham/London**

Steps rise from the block paved driveway giving to a solid oak door opening to the **Entrance Hall**, having oak flooring, windows to two sides and a glazed door leading through to:

Drawing Room 8.34 x 4.34m (approx 27'4 x 14'3)
A most impressive reception room having vaulted ceilings (which have been insulated) featuring exposed A frame beams, windows to two sides and solid oak flooring. An Inglenook fireplace houses a wood burning stove set to granite hearth, and double doors open out to the rear garden. An oak staircase rises to the mezzanine study above and steps lead down into:

Music Room 4.34 x 3.88m (approx 14'3 x 12'9)
Used as an additional entertaining space, this charming snug features exposed beams, oak flooring and dual aspect windows

Open Plan Breakfast Kitchen 4.34 x 3.96m (approx 14'3 x 13'0)
The kitchen is fitted with a bespoke range of painted wall and base units having granite worktops over and housing and inset one and a half sink with side drainer, integral dishwasher, integral electric hob and a recess housing an oil fired Aga with character beam lintel over. The worktops extend to provide a breakfast bar to one side and the kitchen has a window to the front, staircase rising to the first floor and doors into the **Dining Room** and **Utility** where further appliances including a fridge freezer are

housed. Natural limestone flooring extends into:

Family Living & Dining Room 5.44 x 4.78m (approx 17'10 x 15'8)
Another stunning living space having a Orangery style ceiling lantern providing plenty of natural daylight. There is a wood burning stove with raised hearth and slate returns and sets of double doors to two aspects give access to the outside terrace and pool area. Double doors open to a useful cupboard housing the boiler and a freezer, and further double doors open into:

Garden Room 4.16 x 2.92m (approx 13'8 x 9'7)
An ideal home office, playroom or garden room, having double doors with panels opening out to the rear and tiled flooring. Doors also open through to the dining room

Dining Room 7.2 x 4.16m (approx 23'7 x 13'8)
Showcasing original beams, this magnificent dining hall current;ly houses a full size snooker table, has a window to the side and has capacity to seat 20+ dinner guests

Utility
With windows to the front aspect and limestone flooring, the utility acts as an extension to the kitchen, having fitted units housing an inset Belfast sink, space for a washing machine and fridge and an integral double electric oven. A door opens into:

Shower Room
Doubling as a guests' WC and being fitted with wash basin, WC and shower, with a window to the front and tiled walls

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

Master Bedroom 4.3 x 4.18m (approx 14'1 x 13'9)
A spacious principal bedroom having bay window overlooking the gardens and pool area and a range of fitted wardrobes. With private use of:

En Suite
Comprising wash basin and WC set to vanity unit and a shower cubicle, having tiled splash backs, fitted vanity storage, tiled flooring with under floor heating, a heated towel rail and a window to the side

Bedroom Two 4.26 x 3.88m (approx 14'0 x 12'9)
A spacious double room having a range of fitted wardrobes and dual aspect windows

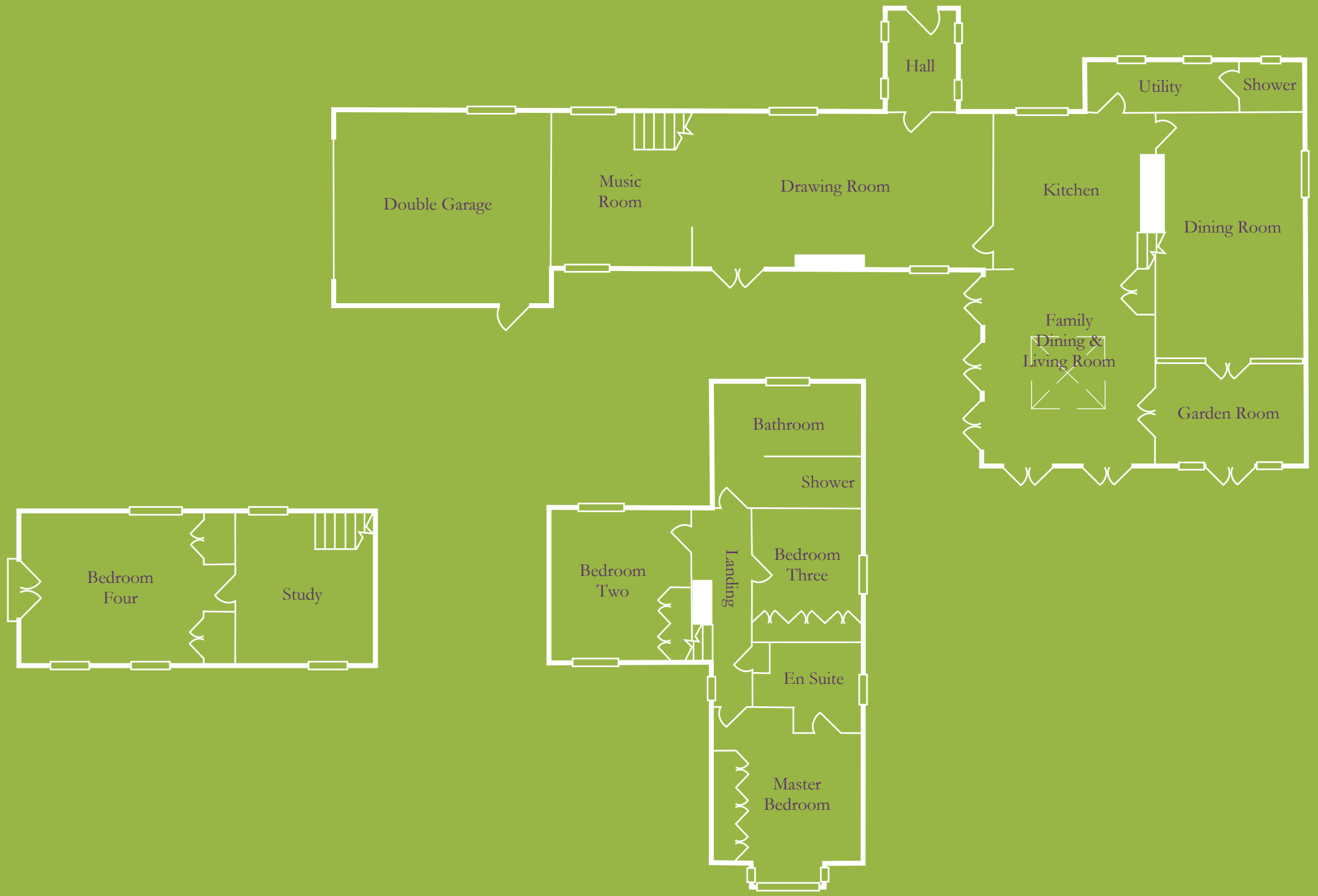
Bedroom Three 3.36 x 3.18m (approx 11'0 x 10'5)
Again, this double room benefits from fitted wardrobes and has a window to the rear aspect

Family Bathroom
Comprising a traditional suite having pedestal wash basin, WC, b-day, bath tub with spa jets and a shower cubicle, having a heated towel rail, tiled splash backs, eaves storage and a window to the front with rolling countryside views

And oak staircase rises from the **Drawing Room** to a well designed mezzanine above:

Sitting Room 4.34 x 3.88m (approx 14'3 x 12'9)
Ideal for use as a further living room, occasional bedroom or work- from-home space, having vaulted ceiling with beams, dual aspect windows and a door into:

Bedroom Four 6.01 x 4.43m (approx 19'9 x 14'3)
This fourth double bedroom has a window to either side as well as a set of double doors opening out to a Juliet balcony with stunning views over the paddock and countryside beyond. The water and drainage connections have been installed to this room to enable the installation of an en suite if required


Hall
Utility
Shower
Double Garage
Music Room
Drawing Room
Kitchen
Dining Room
Family Dining & Living Room
Garden Room
Bathroom
Shower
Bedroom Four
Study
Bedroom Two
Landing
Bedroom Three
En Suite
Master Bedroom

Parker Hall

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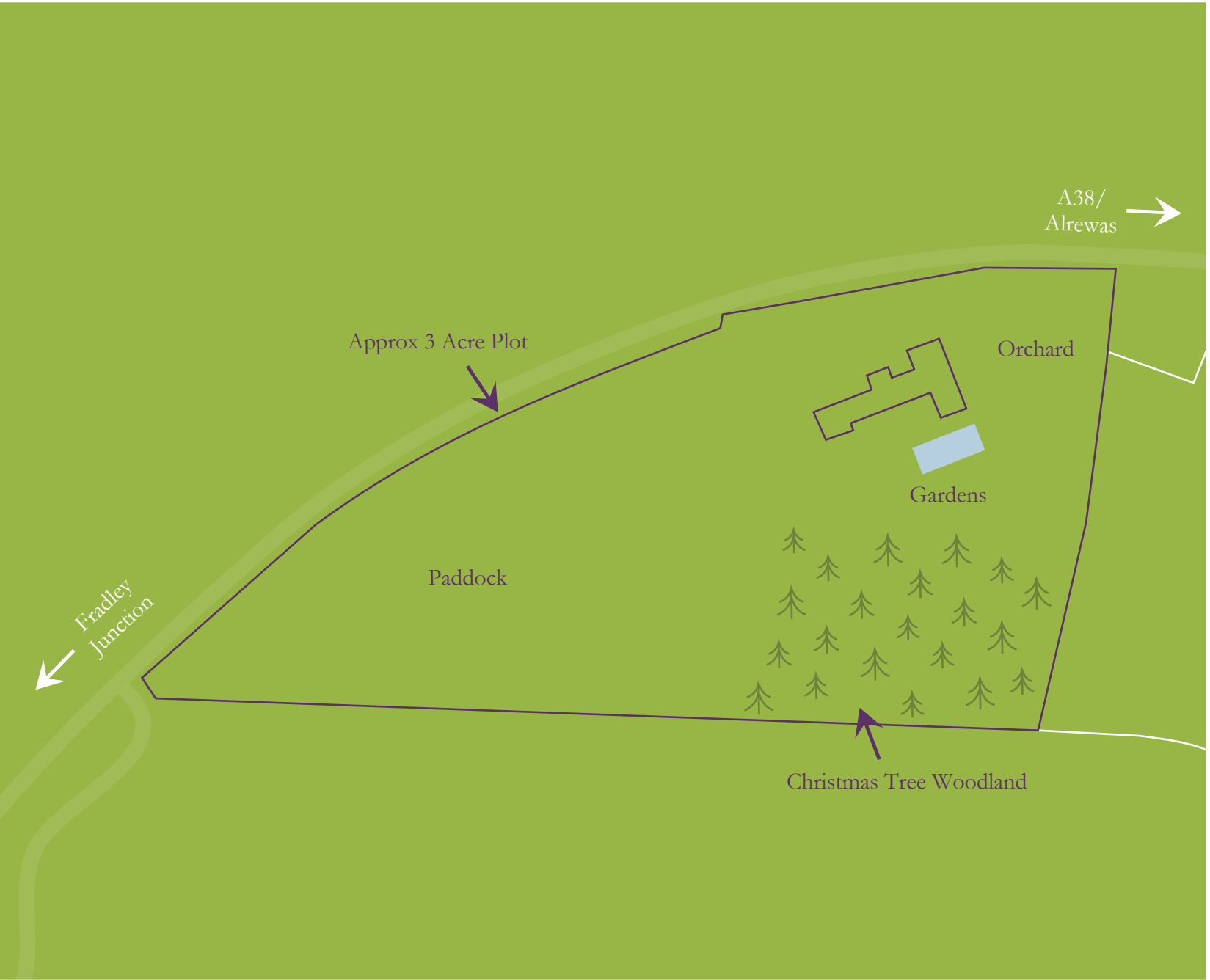

Outside

Sale cottage is set along the rural Sale Lane amidst idyllic Staffordshire countryside. A dual gated entrance opens to a sweeping in and out driveway where there is ample parking for a number of vehicles. There is access into the **Double Garage** 6.01 x 5.37m (approx 19'9 x 17'7) via an electric roller entrance door

Formal Gardens

Enjoying a sunny southerly aspect, the beautifully tended gardens extend to a generous size and are laid to a paved terrace next to the house, extensive lawns, feature rockery borders and mature foliage. The **Heated Pool** measures 28'0 x 14'0 and has received a new pump system within the last year which is housed in a character brick outbuilding, and the expansive terrace provides a charming space for outdoor entertaining. To one side of the garden is a charming orchard with gated access out onto the lane, and a useful timber workshop with garden and wood stores to either side is included in the sale. To the top of the garden is a woodland of mature Christmas trees owned by the property, which provides the village of Kings Bromley's annual Christmas Tree

Land

The overall plot extends to just shy of **3 Acres** which includes a large grass paddock of around **1.5 Acre**. The paddock is enclosed with post and rail fencing and hedges to outside boundaries and leads directly off the driveway

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.

Ph SW 11.02.2021