



6 Fishpond Lane, Tutbury, DE13 9NB

Set in the heart of the historic village of Tutbury is this charming character cottage, benefitting from immaculately presented and recently upgraded interiors, four bedrooms and landscaped gardens. Showcasing a wealth of beautifully retained beams and character features throughout, this individual cottage has been extended over time to create spacious interiors finished to a high specification. The immaculate accommodation comprises briefly dining room, sitting room and family room (all with feature fireplaces) and kitchen to the ground floor, with four bedrooms (three doubles) to the first floor serviced by a recently refitted family bathroom and additional shower room. Outside, there are beautifully landscaped gardens to the rear enjoying much privacy and a view towards the village's medieval castle, and there is on street parking available directly outside the cottage.

Famed for its medieval castle, Tutbury is well

served by a character High Street home to boutique shops, historic pubs and stunning Georgian and Victorian properties. Within walking distance from the property are a range of amenities facilities including cafes, beauticians and hairdressers, a doctors surgery, pharmacy, dentists, opticians and village hall, which hosts a range of groups and meetings. The traditional village hosts village fetes around four times a year and historical interests can be fuelled at the village museum and Tutbury Castle, a location famed for the imprisonment of Mary Queen of Scots in 1568. The Richard Wakefield Primary School in the village feeds into DeFerrers Academy in Stretton. The market town of Burton on Trent is nearby and provides excellent shopping and leisure facilities including supermarkets, the village is well placed for links to the A50 and A38 and convenient rail links are easily accessible from Tutbury & Hatton station which is an easy walk from the property.

- Charming Cottage in Historic Village
- Extended & Beautifully Presented
- Wealth of Character Throughout
- Three Reception Rooms
- Spacious Upgraded Kitchen
- Four Bedrooms (Three Doubles)
- Bathroom & Shower Room
- Landscaped Rear Gardens
- Double Glazed & Mains Gas CH
- Excellent Amenities & Rail Station within Walking Distance
- Ideal for Commuter Routes/Rail Travel

The composite front door opens into:

Dining Room 3.38 x 3.33m (approx. 11'1 x 10'11)

An attractive reception room ideal as a hallway or formal dining space, having exposed beams, fitted storage and shelving and herringbone style Amtico flooring which extends into the **Kitchen** and **Family Room**, a brickwork fireplace housing a traditional gas fired stove. Hidden pocket doors open to the **Kitchen** and a further door leads to:

Family Room 5.84 x 3.61m (approx. 19'2 x 11'10)

A spacious living area which is used as a playroom. With dual aspect windows to the front and rear aspects, exposed beams and stairs rising to the first floor. A stone hearth houses a dual sided multifuel stove and a door opens into:

Sitting Room 6.0 x 3.43m (approx. 19'8 x 11'3)

A beautifully presented reception room having window to the front, dual sided multifuel burning stove and double doors out to the rear garden

Kitchen 4.62 x 4.24m (approx. 15'2 x 13'11) – max

The kitchen is finished to an excellent specification and is fitted with a range of recently painted wall and base units having granite worktops over, housing an inset Belfast sink, an integral dishwasher, recess housing a Stoves range cooker which is included in the sale and spaces for a fridge freezer, washing machine and tumble dryer. The kitchen has exposed beams, a window to the rear and a door out to the gardens





Stairs rise from the **Family Room** to the first floor part galleried **Landing**, where there is a window to the side, a bespoke window seat and doors opening into an **Airing Cupboard** and:

Master Bedroom 4.84 x 3.1m (approx. 15'11 x 10'2)

A spacious principal bedroom having dual aspect windows. A door from the landing leads into:

Shower Room 2.52 x 1.39m (approx. 8'3 x 4'6)
Fitted with a white suite comprising pedestal wash basin, WC and shower, with tiled flooring and splash backs, a window to the rear and a heated towel rail

Bedroom Two 3.53 x 3.53m (approx. 11'7 x 11'7)
A double bedroom having a window to the front and a range of fitted wardrobes housing ample



storage and hanging space

Bedroom Three 3.43 x 2.82m (approx. 11'3 x 9'3)
Another double room having window to the front aspect

Bedroom Four 2.46 x 2.01m (approx. 8'1 x 6'7)
An ideal single bedroom or home office having window to the rear

Refitted Bathroom 2.45 x 2.28m (approx 8'0 x 7'5)

Having been refitted in recent years with a wash basin set to vanity unit, WC and roll top bathtub, with half tiling to walls and a heated towel rail

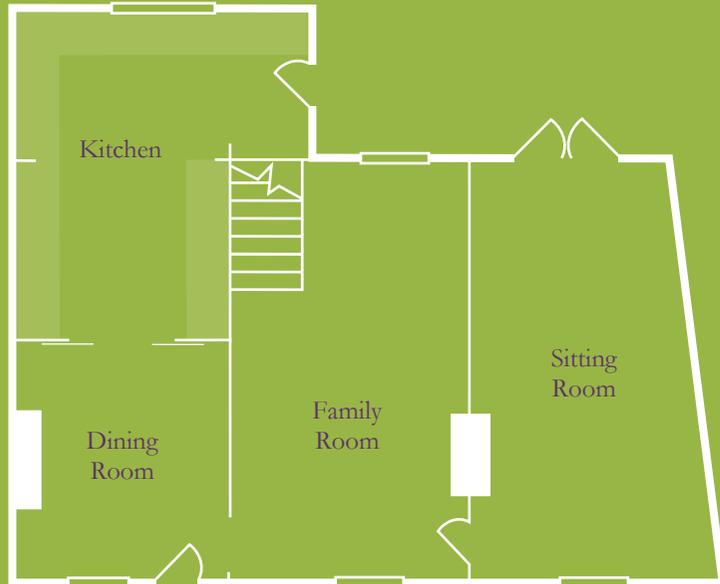




Outside & Gardens

Extending to the rear is a beautifully landscaped garden laid to a lower level terrace with steps rising to a further patio accessed via traditional railings and a gate. The garden is safely enclosed with a fenced and walled boundary and features well stocked borders and an open pergola providing an attractive outdoor entertaining space. There is exterior lighting and a water point and the property is serviced by informal off street parking which is available directly outside the cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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.