



Violet Cottage, 26 Bridge Street, Tutbury, DE13 9LZ

Set on a secluded lane in the desirable village of Tutbury is this charming Victorian home, benefitting from generous and versatile living accommodation, two double bedrooms plus attic and an established garden plot with a rural aspect to both the front and rear. Having been extended and modernised over time, this immaculately presented terraced home showcases traditional features including sash windows and original fireplaces, alongside a modern kitchen, refitted bathroom and a new boiler. The interiors comprise reception hall, sitting room, open plan dining kitchen, conservatory and cloakroom to the ground floor, with two double bedrooms and a refitted bathroom to the first floor. A drop down ladder also gives access to an attic studio which, with building regulation approval, would be an ideal third bedroom. Outside, generous gardens are set to the rear where an outbuilding offers potential for development into a garden room/home office, to the front there is parking for two vehicles and Violet Cottage benefits from a pleasant rural aspect to both the front and rear.

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 a cinema and supermarkets, the village is well placed for links to the A50 and A38 and convenient rail links are easily accessible from Tutbury & Hatton railway station which is within an easy walk from the property.

- Character Victorian Cottage
- Open Aspect to Front & Rear
- Beautifully Presented Extended Interiors
- Open Plan Dining Kitchen
- Sitting Room & Conservatory
- Reception Hall & Cloakroom
- Two Double Bedrooms
- Attic Studio/Office
- Luxury Refitted Bathroom
- Generous Gardens & Parking for Two
- Outbuilding ideal for Conversion
- Peaceful Setting on Secluded Lane
- Well Placed for Amenities, Commuter Routes & Rail Travel

The composite front door opens into the **Reception Hall**, having stairs rising to the first floor accommodation, fitted storage and doors into:

Sitting Room 3.65 x 2.92m (approx. 12'0 x 9'7)
A beautifully presented reception room having a window to the front and a traditional fireplace

recess with beam lintel over

Open Plan Dining Kitchen 6.88 x 2.84m (approx. 22'7 x 9'4)
This superb open plan space is formed by a comprehensively fitted kitchen and versatile living/dining room. The **Kitchen** comprises a range of contrasting wall and base units with granite worksurfaces, housing integral appliances including fridge, freezer and dishwasher, spaces for washing machine and microwave and a recess housing a range cooker. A central island houses the inset sink and a breakfast bar, and the kitchen leads into the **Dining Area** which has a vaulted ceiling with skylights, a refitted door to the side and refitted French doors into:

Conservatory 3.73 x 2.85m (approx. 12'3 x 9'4)
Serving as an additional living space, having windows to the sides and double doors to the rear

Cloakroom
Comprising fitted wash basin and WC with a window to the rear and tiled splash backs





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

Master Bedroom 3.57 x 2.71m (approx. 11'9 x 8'11)

A spacious principal bedroom having window to the front, feature cast iron fireplace and a door to a useful walk in wardrobe

Bedroom Two 3.6 x 2.72m (approx. 11'11 x 8'11)
Another double bedroom having window to the rear and a period fireplace. Loft access via a drop down ladder rises to the:

Attic Room 4.2 x 3.17m (approx. 13'9 x 10'5)
A flexible space ideal as a games room, studio or home office, having skylights to the rear, exposed



purlins and character exposed brickwork. Please note, a staircase could be installed to use this room as a further bedroom subject to building regulations approval

Refitted Bathroom 2.91 x 1.85m (approx. 9'7 x 6'1)

Refitted in recent years, the bathroom comprises a

traditional suite having wash basin set to vanity unit, WC, claw foot bathtub and large shower, with panelled splash back, a heated towel rail, wall mounted central heating boiler (which was refitted in 2019) and a window to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



Outside

Violet Cottage lies on a secluded lane on the outskirts of the village, overlooking a mature wood to the front and enjoying a peaceful setting. There is informal off street parking for two vehicles to the front aspect and a shared walkway gives access into the rear gardens

Landscaped Gardens

To the rear of the property is a delightful garden extending to a generous size, being laid to paved terraces, shaped lawns, stocked borders and a small garden pond. The garden is safely enclosed and features a garden store where there is an exterior water point. The garden shed and greenhouse are both included in the sale, and Doors open from two sides into an **Outbuilding** 4.14 x 3.08m (approx. 13'7 x 9'10) which is ideal for conversion into a home office or garden room, having windows to the side and rear and a cast iron wood burning stove



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.