



Keeper's Cottage & Treetops, 23 Main Street, Walton on Trent, DE12 8LZ

Offering extensive accommodation ideal to suit ancillary living or co-habitation is Keeper's Cottage, a charming village home and fabulous detached annexe set on a generous 0.35 acre garden plot, comprising four double bedrooms set across the two properties, ample parking within the generous garden plot and a secluded elevated position with views towards the village Church. Having been well maintained and updated over time, this unusually versatile residence offers ideal accommodation for those looking for an annexe, Air BnB style rental income or for space for two families moving together. The cottage has received a new boiler and new conservatory roof, and the annexe offers

potential (STPP) to extend.

Keeper's Cottage is a charming terraced home dating back to the 1800s showcasing a wealth of character throughout. The interiors comprise briefly porch, two reception rooms, bespoke kitchen, conservatory and bathroom to the ground floor, with two double bedrooms and a shower room. Treetops offers contemporary open plan accommodation including an impressive sitting room with wood burning stove, open plan dining kitchen, two double bedrooms and a shower room, all set over a single level. The properties are connected by a generous 0.35 acre garden plot which is formed by paved terraces, formal

lawns, a kitchen garden and a recently relined outdoor and swimming pool,, and a lengthy driveway from Main Street leads to the gated entrance and ample parking. The top of the plot enjoys a peaceful elevated position and tranquil views towards the village Church spire.

Walton on Trent is a desirable rural village home to facilities including a beautiful Church, a popular pub and restaurant and a cricket club. Also within the village is a Church of England Primary school which feeds into John Taylor High School in Barton under Needwood, both of which maintain Ofsted 'Outstanding' reputation. The local village of Barton provides further everyday amenities

including a doctors' surgery, chemist, post office a range of pubs and shops and more comprehensive facilities can be found along the A38 in Burton on Trent. For further leisure pursuits, within walking distance is the newly opened Tuckleholme Nature Reserve and the nearby Rosliston Forestry Centre offers activities including walking, cycling and activities including falconry, archery and fishing. The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and rail links from Lichfield giving direct access to Birmingham and London (in 80 mins). East Midlands and Birmingham international airports are also both within a 40 minute drive.



- Character Cottage & Detached Annexe
- Versatile Living ideal for Dependant Relative/Co-Habitation
- Total of Four Bedrooms
- Potential to Extend/Separate (STPP)
- Gated Driveway & Ample Parking
- Generous Gardens including Lawns, Veg Plot & Paved Terraces
- Covered Outdoor Swimming Pool
- Cottage with Two Reception Rooms, Two Bedrooms, Two Bathrooms
- Annexe with Open Plan Living, Two Bedrooms & Shower Room
- Refitted Boiler to Cottage
- Fully Double Glazing throughout
- 'Outstanding' School Catchment
- Well Placed for Amenities/Commuter Routes/Rail Travel



Keepers Cottage

- Terraced Cottage with Wealth of Character
- Two Reception Rooms
- Bespoke Kitchen & Conservatory
- Two Double Bedrooms
- Bathroom & Shower Room
- Outbuilding/Laundry
- Generous Cottage Gardens
- Refined Swimming Pool with Glazed Cover
- Mains Gas Central Heating

Steps lead through a walled fore garden to the Porch, which in turn leads into:

Sitting Room 4.6 x 4.1m (approx. 15'1 x 13'6) – max

A well presented reception room having window to the front and a slate tiled hearth housing space for an electric fire. Stairs rise to the first floor accommodation and an archway leads into:

Dining Room 3.06 x 2.74m (approx. 10'0 x 8'11)
Another attractive living space having a door into the bathroom and leading in turn into:

Bespoke Kitchen 3.5 x 1.9m (approx. 11'5 x 6'3)
Having been designed and fitted by the reputable Melbourne Interiors, the kitchen comprises wall and base units with Corian worksurfaces over, housing an inset sink, space for an oven and space for a fridge freezer. There is a window to the rear, the kitchen has tiled flooring and double doors open into:



Conservatory 4.0 x 3.47m (approx. 13'1 x 11'4)
The vaulted roof has been recently replaced with heat-reflective glass, and the conservatory has tiled flooring and double doors out to the gardens

Ground Floor Bathroom 3.3 x 1.4m (approx. 10'9 x 4'7)
Fitted with pedestal wash basin, WC and bathtub with shower unit over, with tiled splash backs, traditional wall panelling and a heated towel rail. A door opens to a useful understairs cupboard

Stairs rise to the first floor **Landing** where doors open into:

Bedroom One 4.6 x 3.16m (approx. 15'1 x 10'4)
A spacious double bedroom having twin windows to the front aspect

Bedroom Two 4.34 x 2.7m (approx. 14'2 x 8'10)
Another double bedroom having fitted cupboard housing the refitted Worcester boiler and a window to the rear

Shower Room 2.35 x 1.25m (approx. 7'8 x 4'1)
A wet rooms style shower room, having pedestal wash basin, WC and shower, with tiled walls, a heated towel rail and a sun pipe providing natural light





Treetops

- Detached Single Storey Annexe
- Open Plan Living
- Stunning Lounge
- Spacious Dining Kitchen
- Two Bedrooms & Shower Room
- Gated Entrance to Ample Parking
- Lawned Gardens & Kitchen Garden
- LPG Gas Central Heating

A composite entrance door opens into:

Lounge 6.08 x 3.3m (approx. 19'11 x 10'9)
A stunning welcome to this fabulous annexe, having impressive vaulted ceilings, electric skylights with fitted blinds, under floro heating and a multi-fuel burning stove set to character brickwork fireplace. Bifold doors extend across the width enjoying pleasant views over the gardens and to the village Church tower, and wood effect tiled flooring extends into:

Open Plan Dining Kitchen 7.3 x 3.8m (approx. 23'10 x 12'4)
This contemporary and beautifully presented space is formed by a formal dining area and

comprehensively fitted kitchen. The **Kitchen** comprises a range of wall and base units with complementary worksurfaces over, housing an inset one and a half sink, an integral oven, integral hob with extractor over, and spaces for an American fridge freezer, washing machine and dishwasher.

There is a window to the side, the kitchen has vaulted ceilings and tiled flooring, and an opening leads into the **Dining Area**, where a door opens to the **Inner Hall**

Inner Hall
An access point leads to the boarded loft space

which also houses the boiler, and doors open into:

Bedroom One 3.6 x 2.8m (approx. 11'9 x 9'1)
With a double fitted wardrobe and a window to the front aspect

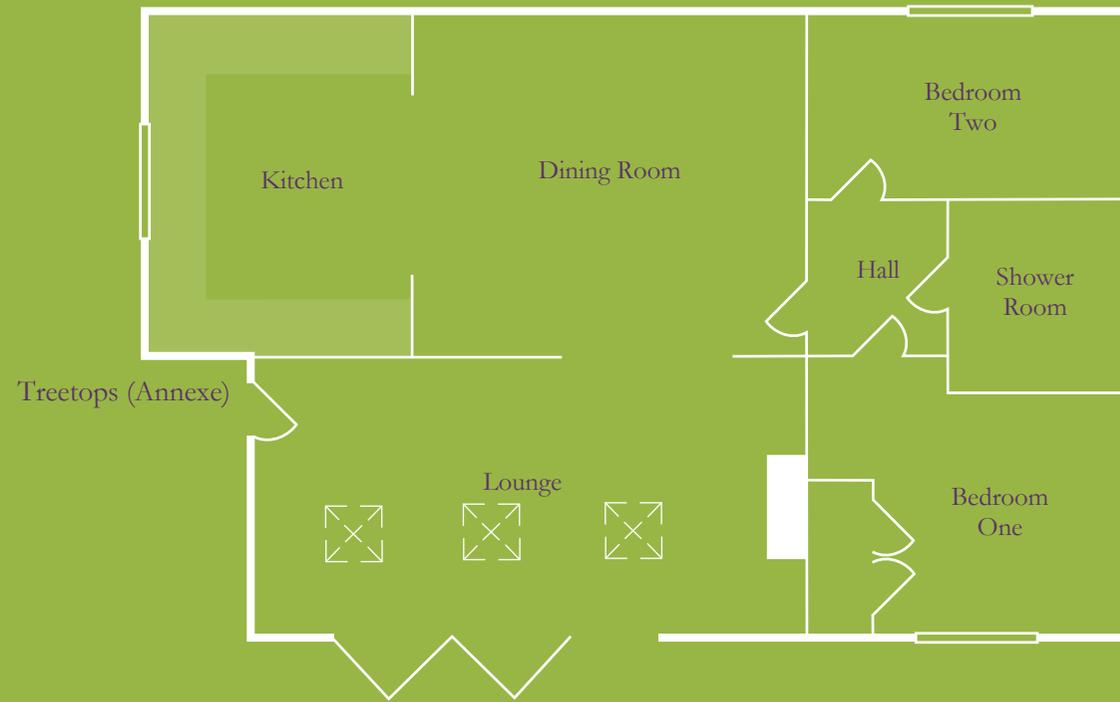
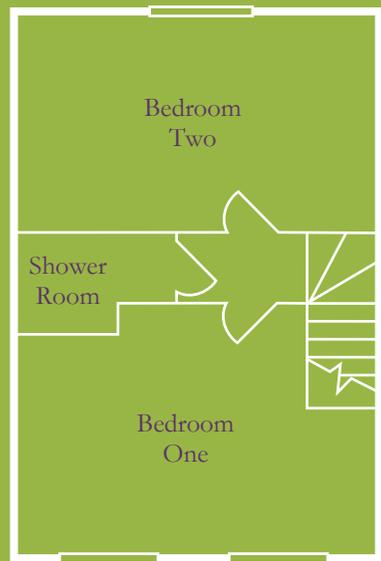
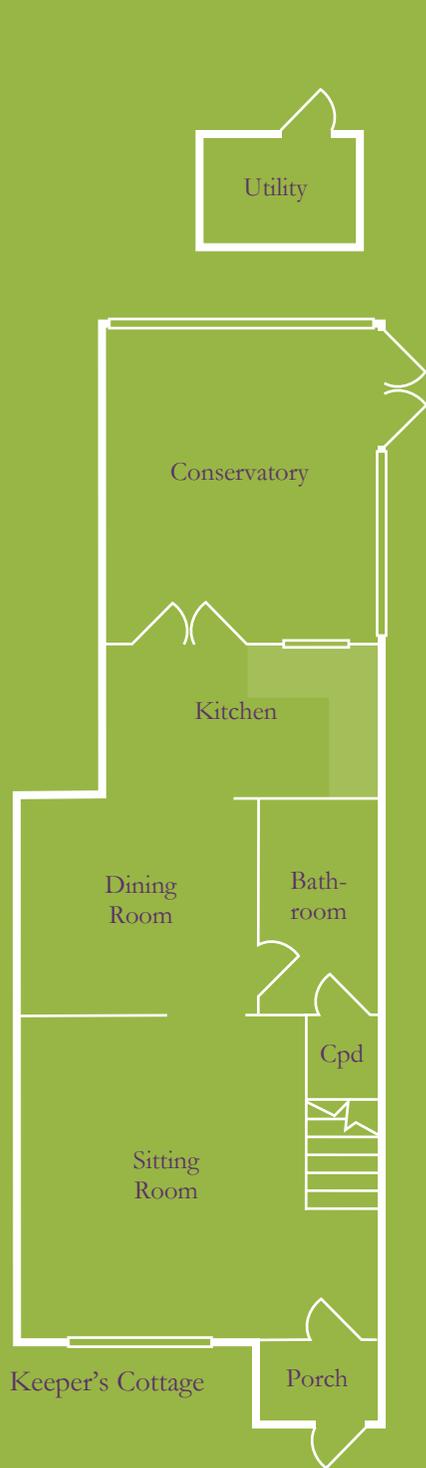
Bedroom Two 3.5 x 2.06m (approx. 11'5 x 6'8)
Having window to the rear with pleasant views over the garden

Wet Room 2.11 x 1.98m (approx. 6'11 x 6'5)
Comprising pedestal wash basin, WC and shower, with tiled flooring, tiled walls, a window to the rear and a heated towel rail











Outside & 0.35 Acre Gardens

To the left of the row of cottages is a private lane which is shared with two other properties leading to a gated gravel driveway providing parking for a number of vehicles. Steps rise to an elevated terrace at the front of treetops which enjoys stunning views towards the village rooftops and Church spire, and the terrace extends to the side and around to the **Formal Lawns** which are bordered by rural fields. There are two garden sheds which are included in the sale, as well as a useful storage area to the rear of the driveway and annexe

Leading down towards the cottage there are raised beds and a greenhouse ideal for use as a **Kitchen Garden**, and steps lead down to the **Pool Terrace**. The outdoor pool is edged with artificial grass and has been recently relined, a shed on this level houses the pump and filtration system, and the glazed retractable cover has been recently installed

To the rear of the cottage are beautifully tended **Cottage Gardens** laid to paved terraces and neatly stocked borders. a useful **Outbuilding** 2.0 x 1.4m (approx. 6'7 x 4'6) houses space for a **Laundry**, having power, lighting and space for a washing machine. Double doors open into the conservatory to the cottage



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.