



Swallow Cottage, 1 Chapel Lane, Rangemore, DE13 9RR

Offered with no onward chain is this individual detached Victorian Cottage, benefitting from extended and characterful interiors, four bedrooms and a tranquil garden plot in the desirable rural village. Dating back to the 1800s, Swallow Cottage previously formed part of the locally significant Bass family's Rangemore Hall Estate and has been remodelled and extended over time to create deceptively spacious and utterly charming interiors, showcasing a wealth of character and reclaimed features throughout including a handmade kitchen, original doors and traditional bathroom fittings. The accommodation comprises briefly: entrance porch, reception hall/snug, generous sitting room, bespoke country kitchen, open plan dining room, garden room, cloakroom and

rear hall to the ground floor, with four bedrooms to the first floor serviced by a family bathroom and separate WC. Outside, established and mature gardens extend to a generous size offering complete privacy to all sides, and gated access opens into a private driveway which leads to the single garage. Swallow Cottage is serviced by majority double glazed and oil fired central heating.

Swallow Cottage lies in the heart of the rural village of Rangemore, an idyllic community home to a Social Club, a historic Church, the Byrkley Park Garden Centre and the Rangemore C of E Primary School which feeds into John Taylor High School, with the recently opened John Taylor Free School also around two miles from the property. Convenience

facilities can be found in local Barton under Needwood where there is a post office, Co-Op, pubs, cafes and boutique shops, and the centres of Burton on Trent and the cathedral City of Lichfield both offer further shopping and leisure amenities. The area is renowned for local countryside walks and cycling, the FA's St Georges Park which is home to a members only gym lies around two miles away, and Cannock Chase, and the Peak District National Park can be reached in around 30 minutes. Swallow Cottage is well placed for access to commuter routes such as A38, A50 and M6 Toll, direct rail links to Birmingham and London are available from Lichfield and the international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.

- Individual Detached Victorian Cottage
- Wealth of Character Throughout
- Tranquil Village Setting & Secluded Plot
- Offered with No Upward Chain
- Spacious Reception Hall
- Sitting Room with Period Fireplace
- Bespoke Kitchen, Rear Hall & WC
- Open Plan Dining & Garden Room
- Four Bedrooms
- Family Bathroom & WC
- Private Established Gardens
- Gated Entrance, Single Garage & Parking
- Historic Village Setting
- 'Outstanding' School Catchment
- Well Placed for Local Commuter Routes, Rail Travel & Amenities



From the driveway the front door opens into a **Porch** with feature slate flooring and windows overlooking the front aspect. The porch in turn opens into:

Reception Hall 4.3 x 3.7m (approx. 14'1" x 12'1")
A generous welcome to this character cottage, having cast iron Victorian fireplace, staircase rising to the first floor with cloaks cupboard beneath, window to the side and parquet flooring. This room could also be utilised as a snug or reading room. Stripped pine doors open into:

Sitting Room 6.1 x 3.3m (approx. 20'1" x 10'9")
Extending the entire width of the property, this attractive living room has a period fireplace with tiled inlay and an open fire, parquet flooring, twin windows to the front and exposed beams

Country Kitchen 3.6 x 3.0m (approx. 11'10" x 9'10")
The kitchen comprises a range of bespoke solid wood handmade units with traditional tiled worksurfaces over, housing an inset Belfast sink and spaces for appliances including dishwasher, fridge, washing machine and tumble dryer. A characterful tiled surround with stripped pine mantle houses an electric Rangemaster stove which is included in the sale, and the kitchen has quarry tiled flooring, a window to the side and an opening into:

Dining & Living Room 6.7 x 2.8m (approx. 21'11" x 9'3")

Another well presented reception room having wooden flooring, a window to the side and a Coalbrookdale cast-iron fire. The **Dining Area** leads open plan style through to the **Garden Room**, where there are windows to the rear. This superb and interestingly designed space offers versatile uses as a playroom or second sitting room

A stripped pine door with intricate stained glass opens into the **Rear Hall**, where there is quarry tiled flooring, a door out to the rear gardens and further character door leading into the ground floor **Cloakroom**, which features a vintage suite having a Belfast sink with original Victorian globe faucets





Stairs rise to the first floor **Landing**, having Crucial Trading natural fibre carpets, windows providing plenty of natural light to the side and a fitted **Airing Cupboard** housing the water cylinder, The loft space has received additional insulation, has lighting and has been partially boarded and shelved out for storage. Doors open from the landing into:

Master Bedroom 4.0 x 3.7m (approx. 13'1 x 12'1)

A generous principal bedroom having ample fitted wardrobes, wooden flooring and windows to three sides including a bay to the rear with a pleasant outlook over the mature gardens

Bedroom Two 3.4 x 3.0m (approx.

Another double bedroom having Crucial Trading natural fibre carpet and a window to the front

Bedroom Three 3.0 x 2.7m (approx. 9'10 x 8'10)

Having a window to the front with pleasant rural views and wooden flooring

Bedroom Four 3.2 x 2.7m (approx. 10'9 x 8'9) –

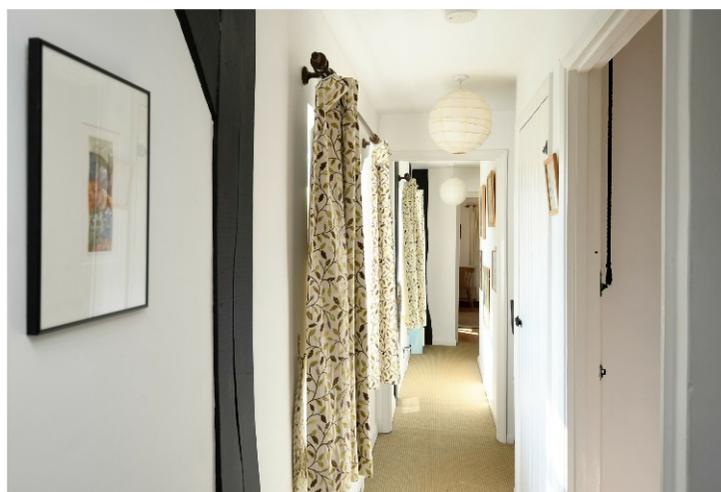
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With a window to the side aspect and wooden flooring

Family Bathroom 3.3 x 1.9m (approx. 10'11 x 6'1) –

max

Comprising a traditional Victorian style suite fitted with freestanding roll top bathtub, walk in shower and pedestal wash basin, with an obscured window to the side and wooden flooring. Off the landing, a door opens to the **Separate WC**, having an obscured window and travertine tiled flooring



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		







Outside

Swallow Cottage lies on the tranquil Chapel Lane in the heart of the village of Rangemore. Gates open to the front leading into a neatly edged gravel driveway where there is parking for two/three vehicles as well as access in to the **Porch**. Manual double doors open into:

Detached Single Garage

Having power, lighting, a window to the rear and ample loft storage space

West Facing Gardens

Enjoying complete privacy to all sides and a light westerly aspect, the gardens are laid to three sections, the first being a charming seating terrace with access into the **Rear Hall** and to the side of the property where there is access to the boiler cupboard, oil tank, a wood store and a garden shed. A pergola leads to the first area of lawn which is given screening by mature foliage and a character brick wall, and the end of the garden houses a **Summer House** which is as separate negotiation in the sale



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.