



Park View, Tatenhill Common, Rangemore, DE13 9RS



Enjoying an established plot and a desirable setting on Tatenhill Common is Park View, a charming character cottage benefitting from three reception rooms, three double bedrooms and outside space including stunning gardens, parking and a range of outbuildings offering excellent potential for conversion. Originally dating back to 1818, this charming countryside home features a wealth of character throughout alongside versatile living accommodation offering opportunity to remodel/extend as desired (STPP). The interiors comprise briefly reception hall/sitting room with open fireplace and parquet flooring, fitted kitchen, dining room and spacious lounge also having an open fire to the ground floor, with three double bedrooms and a family bathroom off the first floor landing. Outside, a courtyard and a range of outbuildings lead to the stunning rear gardens which enjoy privacy to all sides, and the outbuildings offer excellent potential for conversion into additional living space or a home office (STPP). The property also benefits from parking for two vehicles to a private drive, and the oil central heating system received a new boiler in 2022.

Park View is set in the desirable hamlet of Tatenhill Common, a rural hamlet set on the outskirts of Rangemore formed by a collection of country homes and character cottages, many of which were formerly part of the significant Bass family's 19th Century Rangemore Hall Estate. Rangemore lies around a mile from the property and is home to a Social Club, historic Church, Byrkley Park Garden Centre and Rangemore Primary School which feeds into John Taylor High, both of which benefit from an Ofsted 'Outstanding' rating. Convenience facilities can be found in local Barton under Needwood where there is a post office, Co-Op general store, pubs, cafes and boutique shops, and the centres of Burton on Trent and the cathedral City of Lichfield both offer more comprehensive shopping and leisure amenities. Park View 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 rail stations in Lichfield and the international airports of East Midlands, Birmingham and Manchester are also all within a convenient commute.



- Individual Countryside Cottage
- Wealth of Character & Potential
- Generous Plot, Range of Outbuildings & Rural Views
- Three Reception Rooms
- Fitted Kitchen
- Three Double Bedrooms & Bathroom
- Landing with Space for Additional Bedroom/Bathroom
- Parking for Two & Outbuildings
- Established Gardens
- Oil Central Heating (2022 Boiler)
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes

**Reception Hall/Sitting Room** 4.11 x 3.62m (approx. 13'5 x 11'10)

A versatile and well presented space having bay window to the front aspect, stunning parquet

flooring and an open fireplace set to exposed brickwork surround. A door opens into:

**Farmhouse Kitchen** 6.61 x 1.78m (approx. 21'8 x 5'10)

The kitchen comprises a range of wall and base units housing an inset sink and spaces for appliances including range cooker, fridge, freezer, washing machine and tumble dryer. There is a window to the rear aspect, a door opens into the Sitting Room and stairs with storage beneath rise to the first floor. The kitchen opens into:

**Dining Room** 3.2 x 2.14m (approx. 10'6 x 7'0)

A spacious reception room having sliding doors out to the courtyard

**Lounge** 4.17 x 3.25m (approx. 13'8 x 10'7)

Another attractive reception room, having bay window to the front aspect and an open fireplace





Stairs rise to the first floor **Landing** 2.73 x 2.7m (approx. 8'11 x 8'9) where there is loft access point and an attractive reading area which could be converted back into a bedroom, or alternatively offers space for the addition of a second bathroom. Doors open into:

**Master Bedroom** 3.27 x 3.34m (approx. 10'11 x 10'8)  
A window to the front overlooks idyllic farmland

views and there is a fitted cupboard and a fitted wardrobe

**Bedroom Two** 3.63 x 2.47m (approx. 11'11 x 8'1)  
Another double bedroom having window to the front enjoying rural views

**Bedroom Three** 3.21 x 2.15m (approx. 10'6 x 7'0)  
A third double room having window to the side with countryside views



**Family Bathroom** 3.64 x 1.8m (approx. 11'11 x 5'11)

Comprising a traditional suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, a window to the rear with rural views and a heated towel rail

**NB:** in return for hosting the broadband modem for the three cottages, the property receives complimentary internet access (speed 80 mbps)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		





### Outside

To the front of the cottage is a wrought iron fence and gate leading to the front door between well tended gardens. A few steps down the lane, Park View benefits from a fenced drive with parking for two vehicles, and a Right of Way leads through the neighbours property and into Park View's garden.

### Gardens

Extending to a generous size, the established gardens are laid to lawns, neatly stocked borders and a kitchen garden, and there are also apple trees, a pear trees and a gooseberry bush. The gardens enjoy privacy to all sides and recently replaced fencing, and views over open countryside can be appreciated. A Courtyard at the rear of the property gives access into the property and to two Rights of Way giving Park View access out onto the lane

**Outbuilding One** 2.8 x 2.6m (approx. 9'3 x 8'6)  
With power, lighting and a window to the front. A stable door leads into the rear gardens

**Outbuilding Two** 2.8 x 2.6m (approx. 9'3 x 8'6)  
Having a window to the front, power, lighting and a storage heater

**Outbuilding Three** 1.67 x 1.67m (approx. 5'5 x 5'5)  
With power, lighting and a Belfast sink with water supply

**Garden Store** 1.7 x 1.7m (approx. 5'6 x 5'6)

In addition to the above, there is a **Tool Shed**, **Mower Store** and a **Wood Store**. The outbuildings also have a generous loftspace and are ideal for conversion into additional accommodation or home offices (STPP)

**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.