

# Moat Cottage

Hanbury Staffordshire



 Parker  
Hall

Independent Estate Agents

# Moat Cottage

Anslow Road Hanbury DE13 8TU

Ideally positioned on the rural borders of Hanbury, Moat Cottage is an exceptionally well appointed and individually designed character home, bordered by stunning open views and residing within established 1.25 acre grounds. Presenting a charming exterior and a superb standard of finish throughout, Moat Cottage has received extensive refurbishments in recent years including a double storey extension to create a magnificent open plan kitchen and a luxurious master suite with oak framed balcony, as well as the addition of an adjacent one acre paddock. Bordered by exceptional open views over surrounding peaceful countryside, Moat Cottage offers a truly one-off home, balancing well proportioned accommodation both inside and out with the delights of rural living in this tranquil yet well-connected location.

Gated access opens into the driveway and 0.25 acre wrap around gardens, with a pathway leading to the 'bootility' style reception hall.

Also to the ground floor is a lounge with stunning garden and countryside views, a utility and refitted shower room, with the extended open plan living and dining kitchen enjoying a sunny westerly aspect. The shower room serves as both a guests WC and as an en suite to a good sized double bedrooms also set to the ground floor, being ideal as a guest suite or further reception room. To the first floor there is a useful study area as well as three further double bedrooms, serviced by a family bathroom. The principal bedroom has been extended and remodelled to create a large bedroom suite

with shower room and a magnificent oak framed balcony overlooking far-reaching views. A one acre paddock which belongs to Moat Cottage lies adjacent to the formal gardens, and our vendor

has advised there may be potential to purchase additional land if desired. The property benefits from approved planning permission for a new detached garage with office above which would offer an ideal Air BnB style rental, and Moat Cottage is serviced by hardwood double glazed windows, oil central heating (2020 tank and boiler) and a private drainage system.



what3words:

[///looked.whisk.capillary](https://www.what3words.com/looked.whisk.capillary)

Moat Cottage is beautifully positioned within the rural community of Hanbury, a charming and desirable rural village home to amenities including a public house, a Church, a cricket club and playing fields, as well as a farm shop, bakery, tea rooms within the grounds of the local pub. The thriving community centres around the Memorial Hall, where a variety of sporting and community events for all ages are held throughout the year, and the beautiful setting is renowned for walking, cycling and outdoor pursuits, having both the picturesque Derbyshire Dales and Cannock Chase reachable in a short drive.

The village resides within the catchment area for the Needwood Church of England Primary in Newborough and the Mosley Academy in Anslow, both of which feed into John Taylor Academy in Barton under Needwood which maintains an Ofsted 'Outstanding' rating. The John Taylor Free School is also within an easy drive, and highly regarded independent schools nearby include Denstone College, Lichfield Cathedral, Derby Grammar and Repton School.

For everyday convenience, Tutbury is a few minutes drive away where an array of traditional pubs, shops and cafes can be found, alongside the historic Tutbury Castle. The market towns of Uttoxeter and Burton on Trent offer comprehensive amenities including supermarkets, shopping centres and health and leisure facilities including gyms and golf clubs.

Moat Cottage is well placed for easy access to various commuter routes such as A515, A38 and A50. Rail travel from Lichfield, Uttoxeter and Burton on Trent provide direct links to Birmingham, London, Derby and Crew, and the international airports of Manchester, Birmingham and East Midlands all lie within a comfortable drive.



Village Centre & Amenities: 1 mile



Uttoxeter Rail Station: 10 miles  
Burton Rail Station: 5 miles



Lichfield City Centre: 14 miles  
Stafford Town Centre: 22 miles  
Derby City Centre: 19 miles



Peak District National Park: 14 miles  
Cannock Chase: 17 miles



Manchester Airport: 69 miles  
East Midlands Airport: 27 miles

**Electric Gates** open into the driveway, where a pathway leads between mature borders to an oak framed gable Porch. A stable door opens into the 'Bootility' style **Reception Hall**, where a range of full height and base units with wood finish worksurfaces over house a Belfast sink with boiling water tap. There is an integral larder freezer (which can alternatively be used as a fridge), and a double width cupboard houses spaces for a washing machine and tumble dryer. Tiled flooring extends into the **Inner Hallway**, which leads collectively into the living areas and the ground floor bedroom suite.

Having been extended and remodelled, the **Open Plan Living & Dining Kitchen** extends in an L shape across the south and west facing sides of the cottage, having a bespoke-designed kitchen, a formal dining space and a family room, all enjoying exceptional garden and rural views. The **Kitchen** features ovolo-edged Quartz worksurfaces and a range of in-frame units, with the central island housing two integral fridges, an integral dishwasher and a dual sides breakfast bar. A feature mantle with a bespoke splash back houses an Aga electric range cooker with induction hob, and double doors open out to a south-facing terrace where gated access opens into the paddock. The **Family Room** has a second set of double doors opening out to the gardens, and tiled flooring extends into the **Dining Area** where there is ceiling mounted colour-change spotlighting, providing the ideal space for a bar. There are ceiling mounted surround sound speakers, which are also wired into the **Master Suite** above, and the **Dining** and **Family Rooms** have under floor heating.

The **Lounge** showcases a wealth of charming character, having a feature inglenook fireplace and exposed ceiling beams. Windows to the side and front overlook the gardens, paddock and views beyond, and stairs riser to the first floor accommodation.

The thoughtfully designed extension has incorporated a **Ground Floor Bedroom**, which would alternatively be ideal as a playroom, home office or snug. Double doors open out to a fenced area of garden to one side, and a thumb latch door opens into the refitted **Shower Room**, which serves as both an en suite to the bedroom and as a guests WC, having a 'Jack & Jill' style door back into the hallway. The **Shower Room** comprises a wash basin set to vanity unit, WC and double walk in shower, with a heated towel rail, tiled flooring and an obscured window to the side.







Stairs rise from the **Lounge** to the **First Floor Landing**, of which two areas lead into the bedrooms and family bathroom. There is a window to the front as well as fitted shelving, and the second landing area houses a useful **Study** space, also enjoying a pleasant aspect over the gardens and views beyond.

The **Principal Bedroom Suite** has windows to two sides, having been remodelled and extended to a superb size to incorporate both a good sized bedroom and a dressing area with plenty of space for wardrobes and a dressing table. From the bedroom, double doors open out to a stunning **Oak Framed Balcony**, overlooking far-reaching views and having a solid roof sheltering the balcony with the south-facing sunshine. An **En Suite** has also been added to this bedroom suite, having a wash basin set to vanity unit, WC and a double shower.





Two Further Double Bedrooms are accessed from the landings, one of which has a range of fitted wardrobes. The **Third Bedroom** has dual aspect windows overlooking the gardens, and a four piece **Family Bathroom** with corner shower and separate bathtub services the additional bedrooms.



Electric gates with a fob/intercom access opens from Anslow Road into the driveway, where there is parking for three vehicles, with potential to extend the drive as required. There is a **Stable/Outbuilding** offering useful exterior storage, and gated access opens into the adjacent paddock. Planning permission is in place for a detached double garage with studio above to be built to the end of the drive, offering potential as an Air BnB style rental or a home office.

Enjoying privacy and sunshine throughout the day, gardens extend to the front, rear and sides of Moat Cottage, being laid to shaped lawns, pathways and neatly stocked borders. To the front there is a feature well and a greenhouse which is included in the sale, with gated access to the lane side leading to a useful garde store. A gate leads to the south-facing side of the cottage where there is an Indian stone paved terrace with a gate leading into the paddock, as well as having double doors opening into the kitchen. There is a garden pond to one side as well as steps rising to an elevated area of decking, edged with estate railings and enjoying far-reaching views. To the west side of the cottage are further gardens, with a gate leading back around to the front aspect.

**Additional land** has been acquired by the existing vendors, extending to **One Acre** and being bordered by tranquil open countryside and far-reaching views. There are multiple points of gated access opening from the gardens and driveway into the paddock, and two areas have been fenced off to create smaller paddocks to the rear of the stable/outbuilding, and to the opposite side of the property where there is a field shelter (as separate negotiation). The field is edged with agricultural-standard fencing.





Floor Area: 1,991 ft<sup>2</sup> / 185 m<sup>2</sup>

Garden: 0.25 Acre

Paddock: 1 Acre

### Ground Floor

**Reception Hall/'Bootility'** 3.8 x 2.8m (approx. 12'6 x 9'2)

**Sitting Room** 7.5 x 3.7m (approx. 24'8 x 12'8)

**Open Plan Living & Dining Kitchen** 6.11 x 6.25, 3.8m (approx. 20'0 x 20'6, 12'6)

**Rear Hall** 4.4 x 2.7m (approx. 14'5 x 8'8)

**Shower Room** 2.5 x 2.07m (approx. 8'2 x 6'9)

**Bedroom Four/Snug** 3.95 x 2.93m (approx. 12'11 x 9'7)

### First Floor

**Master Suite** 5.98 x 3.7, 2.46m (approx. 19'7 x 12'1, 8'1)

**En Suite** 3.12 x 1.2m (approx. 10'2 x 3'11)

**Bedroom Two** 3.6 x 3.5m (approx. 11'10 x 11'6)

**Bedroom Three** 3.8 x 2.8m (approx. 12'7 x 9'2)

**Bathroom** 4.0 x 3.0m (approx. 13'1 x 9'11)

### Outside

**Stable/Outbuilding** 3.7 x 3.2m (approx. 12'2 x 10'5)



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

**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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.

 **Parker  
Hall**  
Independent Estate Agents

visit us:



The Promenade  
Barton Marina  
Barton under Needwood  
DE13 8DZ

Follow to View  
Property For Sale:



rightmove 

#followus

 /parkerhallestateagents

 @ParkerHallEstateAgents

T 01283 575 000

W [www.parker-hall.co.uk](http://www.parker-hall.co.uk)

E [relax@parker-hall.co.uk](mailto:relax@parker-hall.co.uk)