



41 Main Street, Walton on Trent, DE12 8LZ



Set within a delightfully secluded position within established formal gardens is this quintessential English cottage offered with no upward chain, presenting beautifully refurbished interiors, two double bedrooms and a tranquil setting within this desirable South Derbyshire village. Showcasing a wealth of character and immaculate presentation throughout, this picturesque character cottage has been refurbished to an exceptional standard to include a new roof, new double glazed windows, a new central heating system, boiler and radiators and traditionally styled refits to the kitchen and bathroom.

The ground floor layout has been remodelled to create a farmhouse style open plan dining

kitchen, alongside a characterful reception hall and cosy sitting room with wood burning stove. To the first floor there are two well proportioned double bedrooms serviced by a four piece family bathroom, and all windows from the property enjoy idyllic views over the gardens and surrounding mature woodland.

A private lane leads from main street into the enviable and secluded 0.3 acre garden plot, where double gates open into the cottage's driveway which has an EV charger. Steps rise to the immaculately tended south facing garden plot which enjoys complete privacy and includes both formal gardens and a secondary kitchen garden, presenting plenty of private space to appreciate the tranquil village setting.

The South Derbyshire village of Walton on Trent is a desirable village home to facilities including a historic Church, a well-known gastro pub and restaurant, a Village Hall and a cricket club. A paradise for nature lovers, this rural village offers a variety of countryside walks from the property's doorstep, whilst being within convenient reach of surrounding amenities and commuter routes.

Within the village is a Church of England Primary School which feeds into John Taylor High, both of which maintain Ofsted 'Outstanding' reputation. The John Taylor Free School is also within an easy drive.

Local Barton under Needwood provides further everyday amenities including a doctors' surgery, chemist, post office and a choice of pubs and shops, as well as Barton Marina which can be walked to via footpath between the villages. Alternatively, Rosliston has a Co-Op, pub and village hall holding a variety of events throughout the year and can be reached within a few minutes' drive. More comprehensive facilities can be found in the market town of Burton and the Cathedral City of Lichfield.

The location is ideally placed for commuters, having the A38, A50 and M6 Toll close by and railinks 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.

- Delightful Character Cottage
- Offered with No Upward Chain
- Established & Secluded 0.3 Acre Gardens
- Peaceful Setting along Private Drive
- Refurbished to Excellent Standard
- Sitting Room with Wood Burner
- Open Plan Dining Kitchen
- Characterful Reception Hall
- Two Excellent Double Bedrooms
- Refitted Family Bathroom
- Gated Drive & Ample Parking
- Stunning Cottage Gardens bordered by Mature Woodland
- Additional Kitchen Garden
- Mains Gas Central Heating & Double Glazed Windows
- Local Amenities within Walking Distance
- Well Placed for Commuter Routes





Reception Hall 4.11 x 2.26m (approx. 13'5 x 7'5)
A stunning welcome to this charming home, having limestone finish tiled flooring, stairs rising to the first floor accommodation and an opening into the **Dining Kitchen**. A thumb latch door opens into:

Sitting Room 3.97 x 3.8m (approx. 13'0 x 12'6)
A beautifully presented reception room having a window to the front, limestone finish tiled flooring and a wood burning fireplace with fitted recess storage to one side. A door also opens to a useful storage cupboard beneath the stairs

Open Plan Dining Kitchen 5.1 x 4.2m (approx. 16'8 x 13'9) – max
Having been remodelled to create a beautifully appointed open plan space, the **Kitchen** comprises a range of solid oak base units with granite work surfaces over, housing a Belfast sink, an integrated dishwasher and spaces for an American fridge freezer and washing machine. A dual fuel Smeg

range cooker is included in the sale, and the kitchen has vaulted ceilings with exposed beams and a high level window to the front. Tiled flooring extends outlook over the mature gardens throughout, and both the **Dining Area** and kitchen have windows to the front enjoying an attractive outlook over the mature gardens





Stairs with a feature window to the front aspect rise to the first floor **Landing**, having a wealth of exposed beams and doors opening into:

Master Bedroom 4.05 x 3.84m (approx. 13'3 x 12'7)
A spacious double room having a window to the front aspect overlooking idyllic views

Bedroom Two 3.4 x 2.4m (approx. 11'2 x 7'11)
Another good sized double bedroom having a window to the front

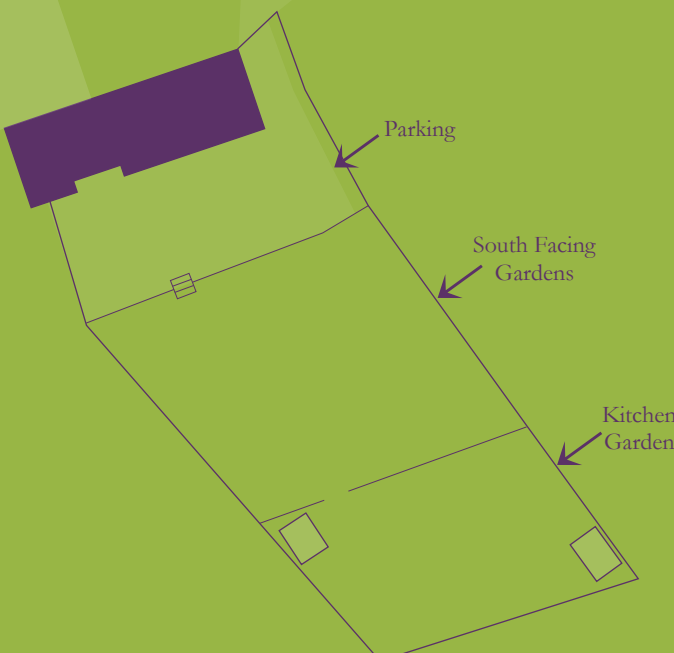
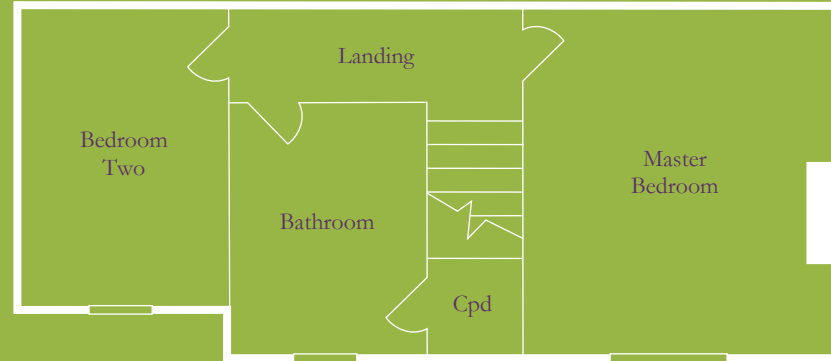
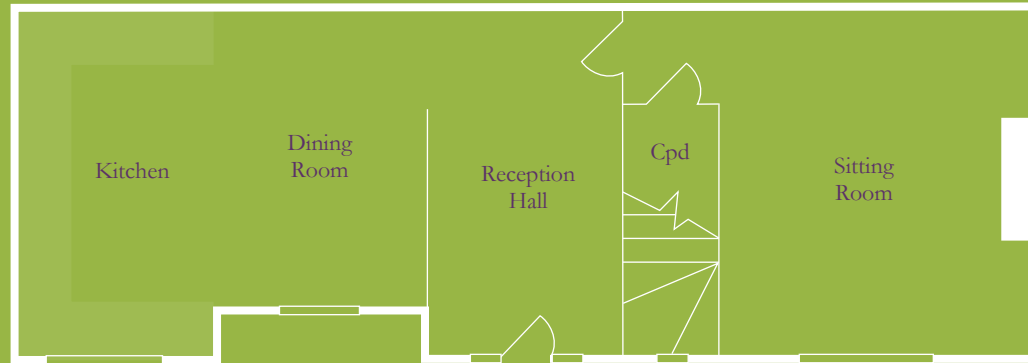
Family Bathroom 2.87 x 2.4m (approx. 9'4 x 7'10)
Comprising a traditionally styled suite having wash basin set to vanity unit, WC, freestanding roll top bathtub and a separate double shower, with tiled

walls, a heated towel rail and a window to the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		







Outside

A private lane shared with two additional properties leads from Main Street to the cottage, where double gates open into a private driveway providing ample parking to the fore of the cottage. There are well-tended borders to the front aspect, and a composite stable door opens into the **Reception Hall**. An EV charging point is also included in the sale.

South Facing Cottage Gardens

Steps rise from the driveway up to the lawned gardens, extending to a superb size and enjoying complete privacy. The lawns are edged with a variety of shrubs, flowers and mature trees, and an archway through the laurel hedge opens through to a second area of garden, housing a shed and a greenhouse which are included in the sale, being an ideal area for a kitchen garden.



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.