



1 Robin Hood Cottages, Main Street, Tatenhill, DE13 9SE



Enjoying an elevated position overlooking open views is this charming and characterful cottage, offering beautifully presented and deceptively spacious interiors, two double bedrooms and excellent outside space including established west facing gardens and ample parking. Residing in the heart of this desirable Staffordshire village, the cottage showcases a delightfully peaceful rural setting, which can be appreciated in particular from both the generous rear garden and a charming first floor balcony. The interiors have been refurbished and are presented to a superb standard, having two reception rooms, each with feature fireplaces, a breakfast kitchen and utility to the ground floor. To the first floor are two double bedrooms and a luxurious family bathroom, with the master bedroom benefitting from

fitted wardrobes and pleasant views towards the woodland of Battlestead Hill. Outside, a block paved driveway to the front provides off road parking plus a secure space beyond electric gates, and the stunning west facing rear garden houses secluded entertaining spaces, brick outbuildings, a summer house and garden room. This idyllic country cottage is serviced by oil central heating, mains drainage and double glazed windows.

The cottage lies in the heart of Tatenhill, combining the ideals of easy access to amenities as well as a scenic semi-rural location. The traditional village of Tatenhill is home to a popular local pub, village hall, a bowling green and the Adventure Farm and National Forest Maize Maze, and further amenities including a Post Office, pharmacy,

doctors surgery and Holland Sports Club can be found in Barton under Needwood which is just 5 miles away. Accessible within a few minutes' drive, the market town of Burton on Trent is home to a superb range of shopping and leisure facilities including a cinema, shopping centres, cafes, restaurants and a library. The village is conveniently placed for access to the A515, A38 and A50, with a regular public bus route running close by and a train station located in Burton on Trent providing direct links to Derby and Birmingham. The area is also well served by Ofsted rated 'Outstanding' schools including All Saints Primary at Rangemore and John Taylor High School in Barton under Needwood, with an excellent range of private schools also nearby including Smallwood Manor and Repton.

- Charming Semi Detached Cottage
- Refurbished & Characterful Interiors
- Superb Garden Plot with Ample Parking
- Two Spacious Reception Rooms
- Breakfast Kitchen & Utility
- Two Double Bedrooms
- Balcony from Bedroom Two
- Luxurious Family Bathroom
- Driveway & Electric Gated Parking
- Established West Facing Gardens
- Two Brick Outbuildings, Summer House & Garden Room
- Tranquil & Desirable Village Setting
- 'Outstanding' School Catchment

Steps rise to the front door of the cottage, having a storm porch above and a UPVC entrance door into:

**Dining Room/Study** 3.66 x 3.23m (approx. 12'0 x 10'7)

An ideal home office or dining room, having a bay window with shutters to the front, a further window to the side and oak flooring. There is a feature period fireplace, and an original door opens into:

**Sitting Room** 4.75 x 3.66m (approx. 15'7 x 12'0)

A spacious living room having windows to the side aspect, oak flooring and a door opening out to the rear garden. A wood burning stove is set to tiled hearth, and stairs rise to the first floor accommodation. A door leads into:

**Breakfast Kitchen** 4.9 x 2.11m (approx. 16'1 x 6'11)

A refurbished kitchen comprises a range of wall and base units with complementary worksurfaces over, housing an inset sink with side drainer and a breakfast bar to one side, Integrated appliances include a fridge, oven and induction hob, and there are windows to two sides. The boiler is housed beyond base units, and a door opens into:

**Utility** 1.98 x 1.24m (approx. 6'6 x 4'1)

Fitted base units house space for a washing machine and fridge, there are windows to either side and a door opens out to the rear garden







Stairs rise to the **First Floor Landing**, having character doors opening into:

**Master Bedroom** 3.66 x 3.23m (approx. 12'0 x 10'7)

A spacious principal bedroom having a range of fitted wardrobes and a window with shutters to the front enjoying woodland views

**Bedroom Two** 3.73 x 2.72m (approx. 12'3 x 8'11)

Another double room having a period fireplace and a window to the side. A door opens out to a delightful **Balcony**, overlooking idyllic garden views

**Family Bathroom** 3.6 x 2.06 (approx. 11'10 x 6'9)

A luxurious four piece suite comprises twin wash basins set to vanity units, WC, double ended

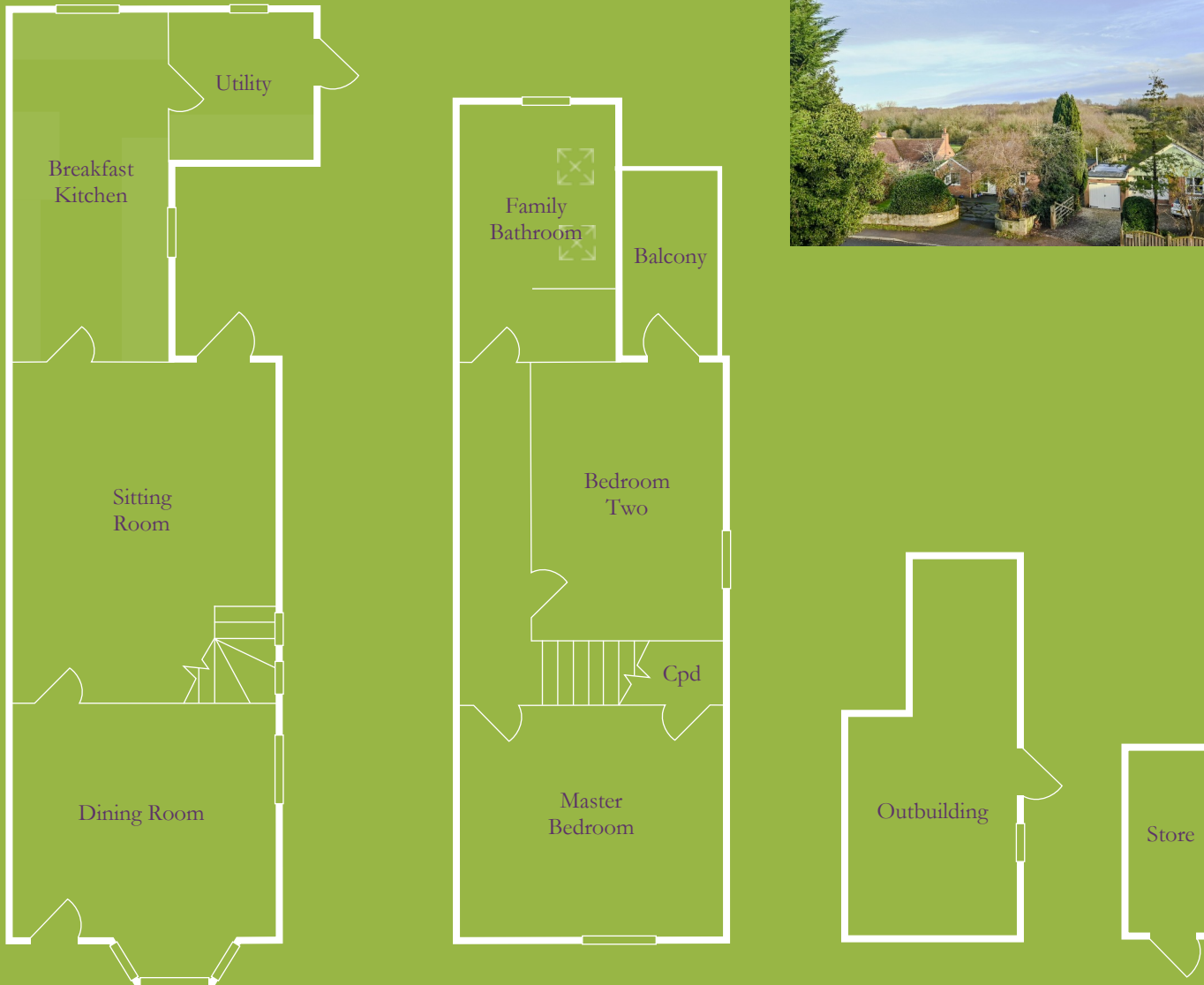


bathtub and shower, with tiled flooring, tiled walls, vaulted ceilings with skylights and a window to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		







### Outside

The cottage is set at an elevated position back from Main Street, having well tended fore gardens and a block paved driveway providing off road parking. Electric double gates open to a further secure parking space, where gated access opens into the rear garden

### West Facing Cottage Gardens

A secluded paved courtyard edged with character walls and elevated borders lies adjacent to the cottage, with a door opening to a small brick garden store. Steps rise to an upper level terrace with gravelled and decking areas, where there is a second larger outbuilding providing excellent potential for conversion into a home office or exterior entertaining space. Extensive lawns re bordered by mature hedges, and a **Garden Room** with bifold doors and a **Summer House** set to the top of the garden are both included in the sale. The cottage benefits from exterior lighting, water and power

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.