

Callingwood Lane

Tatenhill, Burton-on-Trent, DE13 9SH

John 
German





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£635,000

A delightful Grade II listed Georgian country home offering a superb blend of character and modern interior surrounded by picturesque countryside and National Forest. Located in the catchment area for John Taylor catchment.



This beautiful Grade II listed country home is believed to have Georgian origins and enjoys fabulous countryside views from most rooms. It sits in an idyllic rural location yet convenient for the centres of Burton on Trent, Derby, Lichfield, Uttoxeter, A38 and St George's Park. The property falls in the catchment area of the highly regarded John Taylor Academy located in the nearby village of Barton under Needwood.

Accommodation - Step inside a superb dining hall with exposed timbers, a lovely flagstone floor, staircase to the first floor and two fitted storage cupboards. Doors lead to the ground floor accommodation and the two-piece guest's cloakroom.

The bespoke fitted kitchen has the same flagstone floor as the dining hall and an attractive range of base, drawer and wall cupboards complemented by stylish contrasting work surfaces. There is an integrated fridge and freezer and dishwasher plus space for further appliances.

A superb sitting room has a large inglenook style fireplace with a focal point log burner and a front facing window. A door opens to a large dual aspect lounge enjoying side and rear views and having a decorative fireplace.

Across the rear of the property is a lovely garden room with skylights and multiple windows pouring in plenty of natural light. A door opens to rear porch that has access to the garden and to a useful utility room housing the oil central heating boiler and has space for appliances.

Arranged around the wide first floor landing are four bedrooms all of which enjoys rural views. The stunning master bedroom enjoys a dual aspect and has the space and potential to create an en suite. Bedroom two has a high vaulted ceiling and exposed roof timbers, bedroom three has a fire surround and alcove ideal for a wardrobe or desk while bedroom four is a good sized single.

All bedrooms share the luxurious upgraded and refurbished bathroom comprising bath with centre fill taps and modern tiled surrounds, a separate shower cubicle, WC, wash basin mounted on a vanity storage unit and a contemporary ladder radiator.

Outside - The delightful rear garden has a patio area with brick wall and gate leading onto a lawn and block paved terrace surrounded by privately screened mature trees and hedges. The front garden area is used for more productive purposes and has a greenhouse, raised beds ideal for vegetables and seating areas.

what3words: ///descended.highbrow.rank

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water and electricity. Oil fired central heating. Drainage is via septic tank shared with the neighbouring farmhouse, maintenance cost of approx. £350 per annum. Purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31052023

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C







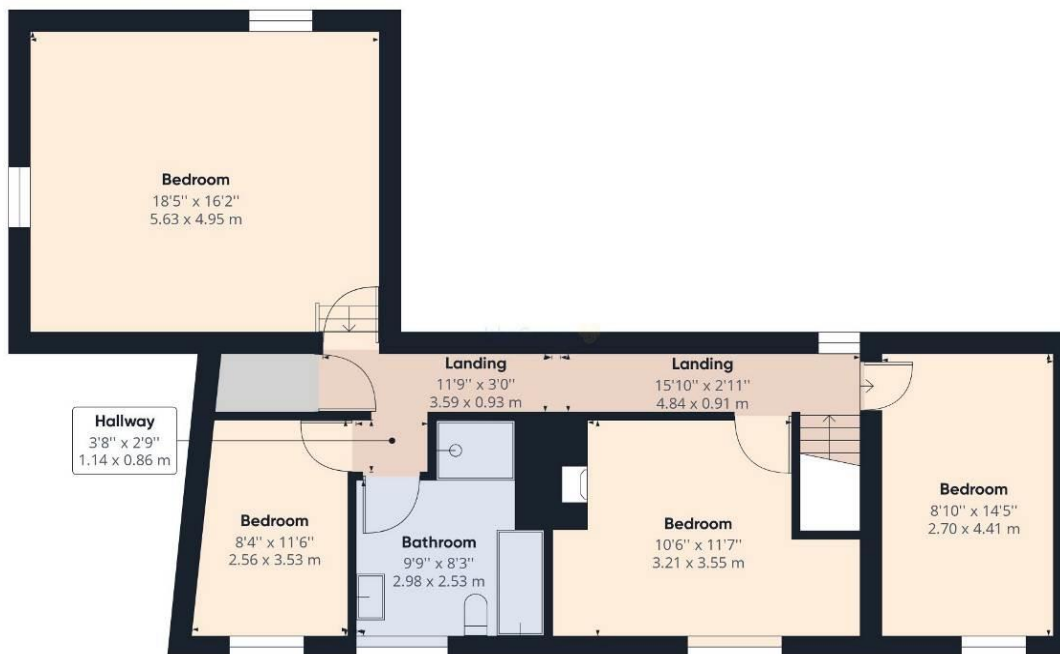








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1899.17 ft²

176.44 m²

Reduced headroom

3.80 ft²

0.35 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

EPC NOT REQUIRED – GRADE II LISTED



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