

# The Brickyard

Hanbury Wood End, Burton-on-Trent, DE13 8TL

John German





# **The Brickyard**

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**£295,000**

**This amazing character cottage oozes charm and elegance, properties like this don't come on the market very frequently. It is jam packed full of features including spacious living rooms, separate detached garage, stunning views over the countryside and an immaculate rear garden. Situated in the picturesque hamlet of Hanbury Wood End, well located for country walks and easy access to many surrounding towns.**

The property sits in an idyllic rural location yet convenient for the thriving towns of Lichfield, Ashbourne, Uttoxeter, Derby and Burton-on-Trent and (via A50) the M1 and M6. The property falls in the catchment area of the highly regarded John Taylor Academy located in the nearby village of Barton under Needwood.

As you approach the home you instantly see the character nature of the home. Upon entering, you are welcomed into the dining room with beautiful oak flooring, a fitted bookshelf, window to front aspect, stairs rise to the first floor and doors lead off into the lounge and rear hallway.

The lounge is situated to the rear of the home with a feature sandstone fireplace, wall panelling and a large window overlooking the lovely mature garden.

Off the rear hall is the family bathroom, kitchen diner and a door to the rear garden. The downstairs bathroom is fitted with a modern shower, feature tiling, WC, wash hand basin and storage.

The large kitchen is at the end of the hall and is well fitted out with masses of storage and workspace, stainless steel sink and drainer unit and a range oven with extractor hood above. There is ample space for a dining table and chairs, a window framing stunning countryside views to the front aspect and a window overlooking the rear garden.

On the first floor, the master bedroom is a very generous size with a lovely aspect and benefits from an ensuite WC and wash hand basin. The second bedroom is very generous in size and has double windows for natural light.

The immaculate garden to the rear consists of a large patio area, well maintained lawn and mature planting. The property also benefits from a single garage.

**Agents note:** The drive is owned by The Duchy of Lancaster and this property has right of access.

**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. Private drainage via water treatment plant. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:**

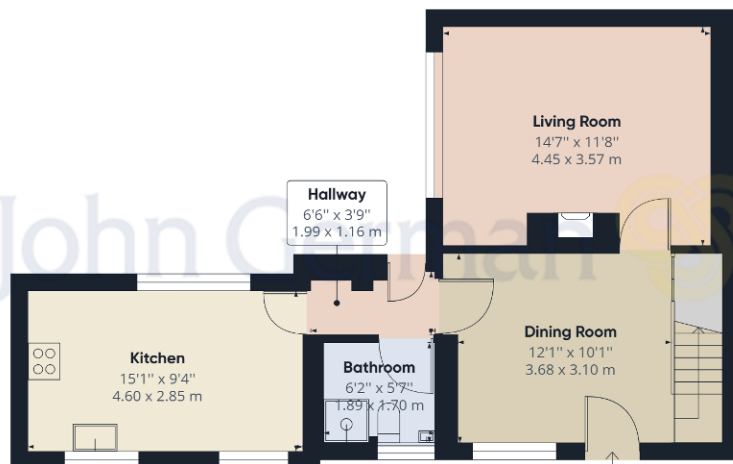
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsb.gov.uk](http://www.eaststaffsb.gov.uk)

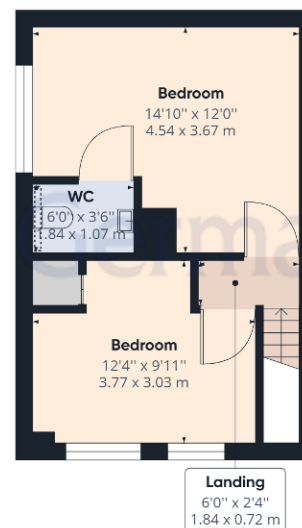
**Our Ref:** JGA/19092023 **Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band TBC



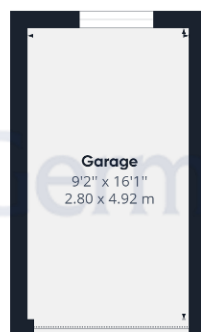




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

981.63 ft<sup>2</sup>

91.20 m<sup>2</sup>

**Reduced headroom**

1.52 ft<sup>2</sup>

0.14 m<sup>2</sup>

(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.

**GIRAFFE360**



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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