

Cornmill Lane

Tutbury, Burton-on-Trent, DE13 9HB

John 
German





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£695,000

Nestled away in the picturesque village of Tutbury is this stunning detached cottage on Cornmill Lane. Burnside Cottage offers the perfect blend of traditional character and modern comfort, boasting well proportioned living spaces ideal for family living and entertaining.

Set in a peaceful location on the outskirts of Tutbury, Burnside Cottage is a unique detached countryside property offering spacious and adaptable living accommodation, with four bedrooms and a generous garden plot of around half an acre. Situated along the secluded Cornmill Lane, this charming home is just minutes from the historic and highly sought-after village of Tutbury. Both inside and out, the property enjoys stunning countryside views and a serene setting. Burnside Cottage also presents an excellent opportunity for further development, with potential to extend or remodel to suit the new owner's preferences. Additionally, a large, detached garage on the property offers the possibility of conversion into a self-contained annexe subject to the necessary planning permissions.

As you enter the property, you are welcomed into a spacious hallway that provides access to the heart of the home. The kitchen is a bright, expansive space, perfect for everyday family dining with fitted appliances which include matching wall and base units with quartz worktops above, eye level electric oven, gas hob with cooker hood above, plumbing for dishwasher and space for fridge freezer. Next to the kitchen, there is a utility room with plumbing for washing machine, sink and drainer and plenty of storage. Adjacent to the kitchen is a comfortable dining room, ideal for formal dining or entertaining guests. Following on from the dining room, you will find a useful space which is currently used as a study by the current sellers. The cosy living room offers ample space and benefits from triple aspect windows, flooding the room with natural light. The home also offers another versatile reception room, which is absolutely ideal for those looking for a separate playroom or second lounge. The reception room has sliding doors leading out to a charming patio space. To finish the ground floor living space, the home benefits from a ground floor shower room, which has a shower enclosure, WC and wash hand basin.

Upstairs, the property boasts four well-sized bedrooms, all thoughtfully laid out to provide comfortable living quarters. The master bedroom benefits from an en suite, which includes shower enclosure, WC and wash hand basin. Three additional bedrooms are serviced by a stylish family bathroom, ensuring ample space for a growing family. The bathroom comprises a bath with mixer taps, shower enclosure, wash hand basin and WC.

Burnside Cottage is located on the idyllic Cornmill Lane, in the sought-after village of Tutbury. This semi-rural location offers a peaceful retreat from the bustle of city life while maintaining convenient access to nearby amenities. The village of Tutbury is famed for its historic charm, including the iconic Tutbury Castle, and offers an excellent range of local shops, cafes, and pubs. The nearby town of Burton upon Trent provides further amenities, including supermarkets, schools and leisure facilities. Commuters will appreciate the excellent transport links, with easy access to the A50, A38, and M1, connecting to larger cities such as Derby and Birmingham. This delightful cottage offers a rare opportunity to enjoy countryside living with modern conveniences, perfect for those seeking a peaceful lifestyle in a well-connected location.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/26092024





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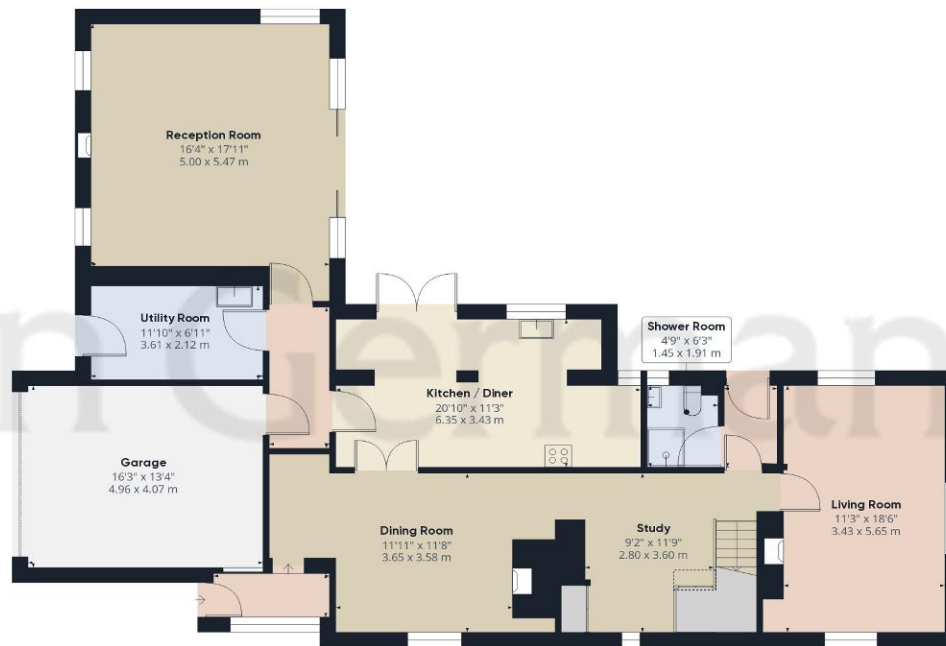
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Ground Floor

Approximate total area⁽¹⁾

2187.98 ft²

203.27 m²

Reduced headroom

7.64 ft²

0.71 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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