

Branston Road

Tatenhill, Burton-on-Trent, DE13 9SA

John
German





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Offers In Region Of £850,000



Set within the **PICTURESQUE VILLAGE** of Tatenhill is the charming Cliff Cottage. A detached family home with an abundance of **CHARACTER AND CHARM** that runs seamlessly throughout the property. The home dates all the way back to 1840 and still retains some of those original, classic features.

Nestled within a serene and tranquil position in the heart of the picturesque village of Tatenhill, Cliff Cottage is an elegant and beautifully restored Victorian detached residence, dating back to 1840. Steeped in history and character, this individual home has been thoughtfully refurbished in recent years, blending period charm with modern comforts. Located in the sought-after village of Tatenhill, known for its peaceful rural charm and strong community, this exceptional home combines the appeal of countryside living with convenient access to nearby towns, schools, and transport links - making it a rare and unique opportunity on the market.

This impressive home provides extensive and flexible accommodation throughout. Set well back from Branston Road and accessed through double gates, the property offers a double-width driveway providing ample parking for multiple vehicles, leading to a spacious double garage fitted with power, lighting, and up-and-over doors to the front. To the rear of the garage, the current owner has created a superb workshop. The front of the property is equally attractive, featuring beautifully maintained mature lawns bordered by a neatly kept hedge row, offering privacy and a sense of seclusion from the road.

As you step into the home, the property opens into the entrance hallway, with stairs leading to the first floor and access to the living room and dining room. The living room is the hub of the home, being dual aspect and featuring a fireplace with fitted log burner. The home leads onto an inner hallway which gives access to the downstairs w/c, utility room and modern fitted kitchen. The kitchen includes matching wall and base units, eye level oven, induction hob with cooker hood above, integrated microwave, ceramic Belfast sink, integrated fridge freezer, integrated dishwasher and access to a spacious pantry. Leading back to the front of the property and adjacent to the kitchen is the formal dining room, versatile in its use and a brilliant space to entertain.

To the first floor, the home offers four generous sized bedrooms, all of which could comfortably take a double bed. All of the bedrooms are served by two bathrooms. The main family bathroom has been recently refitted and enjoys a freestanding bath with mixer taps, w/c and wash hand basin. The other is a shower room, which has a walk in shower enclosure and a wash hand basin.

The rear garden of this home is an absolute showstopper. If you are a family looking for a sizeable garden to play or just simply looking for a wonderful space to entertain and relax, this garden has everything. Mainly laid to lawn, it also features multiple patio areas perfect for seating and dining. Enjoying all-day sun and complete privacy with no overlooking neighbours, it offers a peaceful and beautifully presented retreat.

The Annexe

Above the detached garage, the seller has created a wonderful self-contained living space, which is very versatile in its use. Absolutely ideal for guests, extended family or potential rental income. The annexe features a cosy bedroom space, a convenient kitchenette for everyday essentials, living room area and a modern ensuite shower room. Offering both privacy and flexibility, it's a fantastic addition to the main home.

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: Driveway & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

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

Broadband type: TBC

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 F

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

Our Ref: JGA15042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



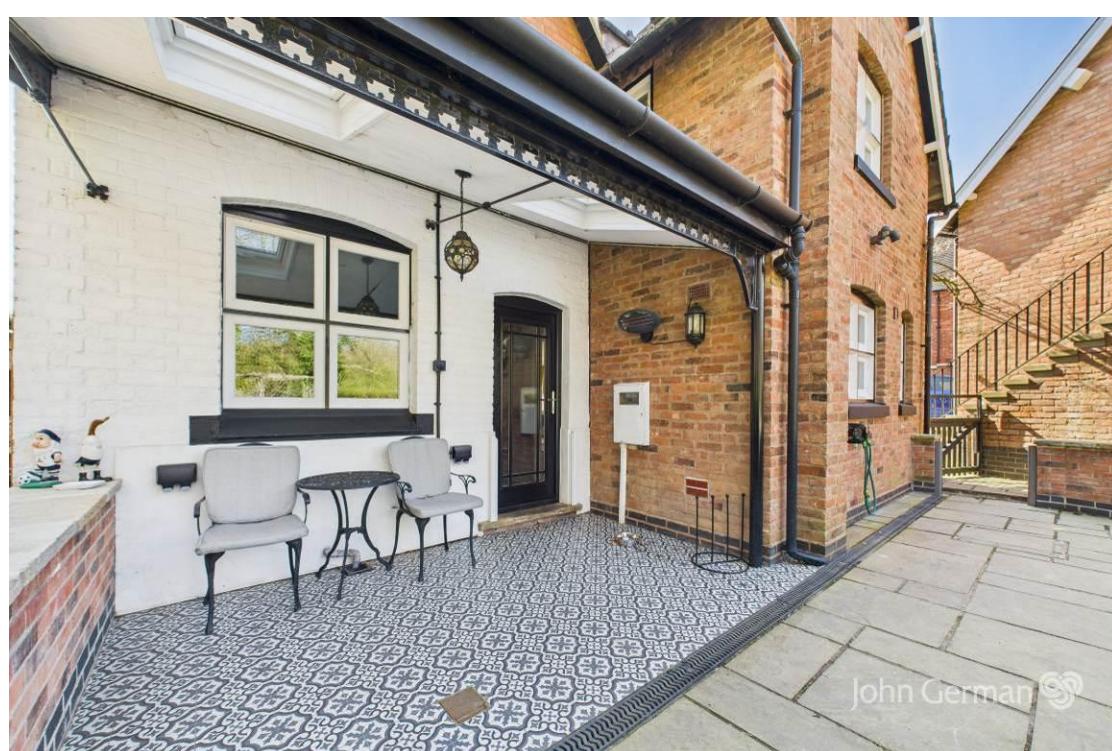


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Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾

4020.76 ft²
373.54 m²



Ground Floor Building 2



Floor 1 Building 2

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

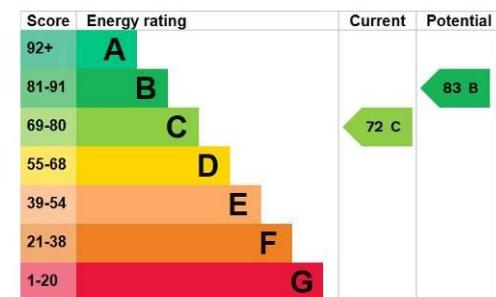
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.



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