

Callingwood Lane

Tatenhill, Burton-on-Trent, DE13 9SH

John German



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£950,000

NO UPWARD CHAIN

A magnificent Grade II Listed Victorian home in idyllic rural setting, nestled within the serene countryside offers the perfect fusion of timeless period charm and modern comfort, surrounded by breathtaking rural views with an impressive 3381 sq ft of living space.

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A magnificent Grade II Listed Victorian home in idyllic rural setting, nestled within the serene countryside, this historic Grade II Listed Victorian semi-detached residence offers the perfect fusion of timeless period charm and modern comfort. Set within beautiful part-walled gardens and surrounded by breathtaking rural views. The property provides a true sanctuary for those seeking elegance, space, and character. With an impressive 3381 sq ft of living space.

This expansive family home boasts five generous bedrooms, three versatile reception rooms, and a stunning, bespoke kitchen/diner-ideal for both family living and entertaining.

Character and Comfort across two floors

As you step inside, you'll immediately be greeted by high ceilings, period detailing, and an abundance of natural light. The ground floor offers a fantastic flow of spaces that blend traditional charm with contemporary conveniences. The welcoming reception rooms include a cosy snug, a spacious sitting room with three large windows framing picturesque views of the gardens, and a stove that enhances the inviting atmosphere. A separate home office provides the perfect space for remote work or study.

At the heart of the home is the fabulous country-style kitchen, recently refitted to the highest standard. It features bespoke cabinetry, granite countertops, an oil-fired Alpha Range cooker, and Neff appliances including an oven, five-ring gas hob, combi microwave, and a dishwasher. The kitchen also boasts a large dining area and glazed double doors allow seamless access to the snug room and French doors to a delightful courtyard garden, perfect for outside dining.

Practical and Elegant Spaces for Everyday Living

This home is thoughtfully designed for family living and ease of everyday life. The spacious boot room, with full-height fitted cupboard, offers ample storage for outdoor wear, while a door leads to a handy half cellar, perfect for additional storage. The adjoining utility room is both practical and well-appointed.

A Superb Master Suite and Luxurious Bathrooms

The second floor presents five generously sized bedrooms, each with their own unique features - many offering original fireplaces and large sash windows that frame stunning views of the surrounding countryside. The family bathroom exudes period charm, featuring decorative tiling, a traditional fireplace, a freestanding roll-top bath, a high-level WC, and a separate walk-in shower.

The master suite is a true highlight, with a spacious bedroom boasting a beautiful fireplace and dual aspect windows allowing light to flood the room. A large dressing area offers plentiful storage, and the luxurious en-suite bathroom provides a stylish, relaxing retreat.

Gardens, Grounds, and Location

The property is set within a substantial plot, featuring a mix of lawns, extensive gravel driveways, and courtyard gardens. The gardens offer a perfect balance of privacy and outdoor space, ideal for family enjoyment and entertaining. There is shared access to the driveway with the neighbouring property.

Whether you're looking for a large family home, a space for multi-generational living, or simply an exceptional property to entertain and enjoy, this Victorian gem provides it all. With its idyllic rural setting and exquisite blend of character and comfort, it promises a lifestyle of both peace and convenience.

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: Grade II listed Victorian semi

Parking: Drive (shared access)

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG

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

Broadband type:

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

Our Ref: JGA/29052025

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 AMLID 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.





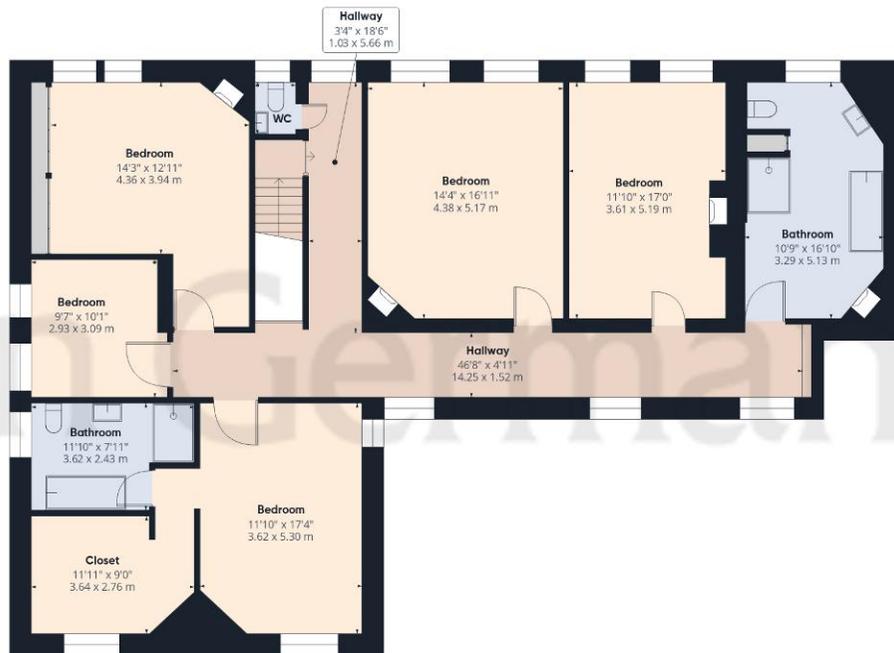








Ground Floor



Floor 1

Approximate total area⁽¹⁾

3381 ft²
314.1 m²

Reduced headroom

12 ft²
1.1 m²

(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

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.

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