

# The Dairy

The Woodlands, Tatenhill, DE13 9QZ

John   
German



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£675,000

This lovely barn conversion offers a superb blend of character home and modern living, in a pretty village location set on a wonderful garden plot with a large drive and garage. There are three charming reception rooms, breakfast kitchen, conservatory, three bedrooms, ensuite and bathroom.

John German 

This pretty barn conversion offers a stunning village home, perfect for families being well placed for schools with John Taylor Free School and Academy in easy reach. It is also a fantastic home for those seeking a comfortable, spacious character home to downsize to, with countryside walks on your doorstep, yet in easy reach of amenities with a village pub just a short walk away. Just a short drive away are Burton-on-Trent train station and Trent Valley train station at Lichfield, with an excellent London service.

The property is set in a peaceful cul-de-sac with a large drive and garage. The character look of this home adds plenty of appeal.

The front door opens into a welcoming hall, which is also used as a study area, with a window framing garden views.

To the left, double doors open in a light and spacious lounge with windows framing views to the front and rear, French doors to the garden, and a fireplace providing a lovely focal point.

Across the hall is a large and impressive dining room, an amazing space to entertain or for a large family, having a fireplace and French doors to a spacious conservatory which has underfloor heating.

Off the dining room is a second entrance hall, which has a tiled floor and a useful cloakroom leading through to the guest WC.

At the heart of the house is a well appointed breakfast kitchen with integrated appliances including a double oven, hob, fridge/freezer and dishwasher. There is plenty of space for a breakfast table/bar and window framing views to front.

Off the kitchen is the perfect place to work from home; a large office/study with fitted storage and views to front. A useful internal door opens to the garage, which is generously sized, ideal for car enthusiasts, hobby space or extra storage, and has a timber front door and a useful utility area.

To the first floor, the landing has doors leading off to three bedrooms and the family bathroom. The master is a spacious bedroom with a dual aspect including views across the rear garden and beyond, and benefits from an ensuite shower. Bedroom two is a generous double with fitted wardrobes and bedroom three is a good size single, currently used as a guest room/office with garden views. Bedrooms two and three share a well appointed bathroom with both a bath and separate shower.

Outside, to the rear, there is a large garden with an ornamental pond and borders, plus a decked area ideal for outside dining/entertaining. There is side access via a gate. The oil central heating tank is discreetly tucked away in the corner.

**Agents notes:** The property is situated within Tatenhill Conservation Area.

Woodlands Residents Association (Tatenhill) Ltd. £17.50 is payable monthly for maintenance of the woodlands in which each property holds a share.

**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:** Mains

**Heating:** Oil

(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 F

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

**Our Ref:** JGA/27022026

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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.













Ground Floor

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

1819 ft<sup>2</sup>

168.9 m<sup>2</sup>

**Balconies and terraces**

541 ft<sup>2</sup>

50.3 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.7 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



**John German**

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

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

**JohnGerman.co.uk** Sales and Lettings Agent



