

58 Church Road

Rolleston on Dove, Burton upon Trent, Staffordshire, DE13 9BG

A most appealing character cottage, beautifully presented throughout with its accommodation set over three floors. It boasts a lovely private garden, and parking for several vehicles, all set in the conservation area within the favoured village of Rolleston on Dove.

Dating back to circa 17/18th century, is this most appealing character cottage set within the conservation area of the much-favoured village of Rolleston on Dove.

Its accommodation is set over three floors and oozes charm throughout with wonderful exposed oak timbers, exposed brickwork, latched doors, period ornate fireplaces, and quality fitted kitchen with oak worktops and bathroom. An internal inspection will reveal on the ground floor; a beautifully fitted dining kitchen with windows looking out over the attractive garden, steps lead down give access to the light and airy sitting room with lovely fireplace, french doors out to the garden and a latched door opening onto the staircase to the first floor. At the first floor are two lovely double bedrooms with ornate period fireplaces, the master bedroom having charming, exposed roof timbers and wall beams. There is a period style bathroom with roll top bath and separate shower. To the second floor is the guest double bedroom with w.c and hand wash basin en-suite.



Outside the property is accessed by vehicle off Shotwood Close along a private shared driveway. To the front, pedestrian access is via Church Road with steps leading to the front entrance door and a gate giving access through to the well-kept and private garden with a small courtyard area off giving access to the kitchen. A further gate in the garden gives access to the rear drive with parking for several cars.

GROUND FLOOR

- Sitting Room 3.54m (to chimney breast) x 4.41m (minimum)
- Dining Kitchen 4.47m (maximum) x 3.61m

First Floor

- Master Bedroom 4.50m x 4.00m (to chimney breast)
- Bedroom Three 2.64m x 3.7m (to chimney breast)
- Bathroom 1.74m x 3.97m

Second Floor

- Master Bedroom 4.50m x 4.00m (to chimney breast)
- Bedroom Three 2.64m x 3.7m (to chimney breast)
- Bathroom 1.74m x 3.97m

The Property

A most appealing and beautifully presented character cottage set within the conservation area of this much favoured village.

The property boasts charming period features that can only be appreciated by an inspection of the property. The approach from Church Road is lovely, passing the church and properties across the way that form part of the Hall grounds. The formal entrance to the property (which would be rarely used) is via an open period porch with a door leading into an entrance hall, a door leads off into the sitting room which has superb oak boarded floor, attractive brick fire surround, french doors leading out into the garden and a range of original fitted vintage store cupboards. A latched door gives access to the stairs which lead to the first floor, and a few steps rise into the beautifully fitted farmhouse style dining kitchen with its revealed brickwork and offering a range of base cupboards, drawers, and matching wall cabinets. Superb oak worktops are inset with a ceramic sink





with tiled splash backs and an AEG induction hob with a glass splashback protects the lovely, exposed brickwork behind. There is an extractor hood over, an integrated Neff hide and slide double fan oven with separate combination oven over and grill, Smeg dishwasher and spaces for an American larder style fridge/ freezer and washing machine. A window looks out over the garden, the floors are tiled and door which would be used as your everyday entrance leads out into the small courtyard with garden beyond.

To the first floor is a landing area giving access to the master bedroom, a further bedroom and bathroom, with a further latched door giving access to stairs leading up to the second floor.

The master bedroom is a delight, with exposed timbers and beams, a chimney breast with an attractive ornate period cast iron fireplace and a window looking out to the front aspect. There is a further double bedroom with exposed elm floorboards, an ornate period fire fireplace and a window looking out over the garden. The bathroom has been fitted in a lovely period style in keeping with the property, and features a free-standing roll top bath with chrome period style mixer taps with shower attachment, a separate fully tiled shower enclosure with dual head shower, pedestal wash hand basin and w.c. There is a window to the rear aspect and recessed ceiling lights.

The second-floor attic style double bedroom offers superb views towards the church and village, with exposed purlins, a Velux style window offering further light, and a latched door giving access to the en suite w.c with wash basin.

Gardens & Grounds

The property sits in a lovely, elevated position within the village, off Church Road. To the front a pedestrian gate leads up to the property with a lawned fore-garden set behind a retaining brick wall. A paved path leads to a side gate giving access into a private garden which is beautifully kept with a lawn, herbaceous and raised beds full of planting, a large patio area offering views across into trees of the hall grounds, a timber shed and a small rear courtyard ideal for the morning coffee or evening glass

of wine. A gate from the garden leads out to the block paved parking area for several vehicles which is accessed off Shotwood Close along a private gravelled driveway, just after the barn conversions.

Situation

Rolleston on Dove is a highly sought-after location with an excellent primary school, stunning church, post office, Co-op, butchers and the popular public inns/restaurants of The Spread Eagle and The Jinnie. There are doctors and dentist in the nearby village of Tutbury, and for those requiring travel further afield, there is good access via the A38 and A50 for onwards travel to the cities of Derby, Lichfield, Stoke on Trent, and Nottingham.

AGENTS NOTES

The ownership of the gravelled driveway off Shotwood Close is in the ownership of No.58, with the neighbouring property (No.60) having a right of access over to their parking area. There is a further pedestrian right of access across the fore-garden also to No.60.

LOCAL AUTHORITY

East Staffordshire Borough Council – Band C

ROADS

There is excellent access available to the A38/A50 linking to the motorway network beyond.

AIRPORTS AND RAIL

East Midlands and Birmingham Airports are within a 45-minute drive. Nearby train stations are in Burton upon Trent, Hatton and Lichfield. The train station from Burton upon Trent stops at Tamworth for fast London connections in 1 hour and 5 minutes.

SHOPPING

Burton upon Trent, Derby and Lichfield are all within a reasonable drive.

LEISURE

Hoar Cross Hall and St Georges Park are just a short drive away.

SCHOOLS

The property is in the catchment area for John of Rolleston Primary School and the Der Ferrers Academy. Independent Schools include: Derby High and Grammar, Denstone College, Repton, Foremarke Hall Preparatory, St Wystans, and Abbotsholme.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-150	A		86
81-101	B		
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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