

Bill Tandy  
and Company



West Cottage 28 Mill End Lane, Alrewas, Burton-on-Trent,  
Staffordshire, DE13 7BX

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## West Cottage 28 Mill End Lane, Alrewas, Burton-on-Trent, Staffordshire, DE13 7BX

# £795,000

This truly beautiful detached family home enjoys an exquisite location within the heart of the coveted Conservation Area of Alrewas, with the beautiful All Saints church and historic Trent and Mersey canal as near neighbours. The cottage is believed to have been built in the mid 1800's to house the original mill manager, and has more recently undergone a significant programme of extension and refurbishment to create a truly impressive family home which embraces its natural character and introduces a high specification throughout. Enjoying lovely open countryside views to the rear, the stunning location ranks in the most desirable areas of Staffordshire with Alrewas village providing an array of local facilities. In the very heart of the village lies the choice of shops and services all lying just some ten minutes walk from the cottage. The local primary school is very highly regarded and feeds to John Taylor high school in Barton under Needwood. Alrewas provides the perfect base for commuting with excellent road and rail links nearby giving great access to many Midland commercial centres and beyond. With its lovely views to both the front and rear, along with a quite unexpectedly generous accommodation layout, an early viewing of this very fine village home is strongly recommended.



### RECEPTION HALL

approached via a solid wood entrance door and having radiator, window to side and stairs leading off.

### CHARMING SNUG

3.68m x 3.65m (12' 1" x 12' 0") having a natural limestone fireplace with gas log and coal effect living flame fire standing on a raised hearth, cottage window to front, radiator, revealed floorboards, dado rail surround and wall light points.

### STUNNING FAMILY LIVING ROOM

8.44m overall x 4.72m max (27' 8" overall x 15' 6" max) a magnificent addition to the property this very generously proportioned room enjoys a split level design with the sitting area having real wood flooring, a central fireplace with natural stone surround and cast-iron log burner effect gas fire standing on a raised stone hearth, three double French doors opening out to the rear garden and two front facing windows providing lots of natural light, low energy downlighters and two radiators.

### DINING ROOM

3.68m x 3.65m (12' 1" x 12' 0") again with a feature natural stone fireplace with cast-iron gas fired log burner effect fire standing on a raised stone hearth, revealed wooden floorboards, cottage window to front with lovely front aspect, radiator, dado rail surround and wall light points.

### IMPRESSIVE FAMILY DINING KITCHEN

6.69m x 3.41m (21' 11" x 11' 2") beautifully fitted with a bespoke Mark Wilkinson designed kitchen with extensive marble work tops, enamel sink with swan neck mixer tap, space and plumbing for American style fridge/freezer, central feature twin plate Aga, additional Miele Classic combination oven, microwave and grill with warming drawer and hotplate, further preparation sink again with swan neck mixer tap, under stairs pantry store cupboard, tiled flooring, space and plumbing for dishwasher. The Dining Area has double French doors opening out to the rear garden, window to same, radiator and downlighters.

### UTILITY ROOM

3.80m x 1.80m (12' 6" x 5' 11") having natural wood work tops with matching units to those of the kitchen, large pantry and broom cupboard, enamel sink with mixer tap, space and plumbing for both washing machine and tumble dryer, tiled flooring, door to garden and low energy downlighters.



### FITTED GUESTS CLOAKROOM

having Berkeley sanitaryware comprising pedestal wash hand basin and close coupled W.C., tiled flooring, low energy downlighters, heated towel rail/radiator and obscure glazed window to front.

### FIRST FLOOR LANDING

off which all the principal rooms radiate.

### MASTER BEDROOM

4.68m x 4.44m (8.41m overall) (15' 4" x 14' 7" - 27'7" overall) this stunning room is most generously proportioned and has dual aspect sealed unit double glazed and shuttered dormer style windows, radiator, air conditioning unit, real wood flooring, downlighters and a Dressing Area with three double doored built-in wardrobes and glazed door to:

### LUXURY EN SUITE SHOWER ROOM

2.80m x 2.00m (9' 2" x 6' 7") having walk-in shower area with thermostatic shower fitment including hose and drencher shower, pedestal wash hand basin, close coupled W.C., comprehensive wall tiling, shuttered window to rear and chrome heated towel rail/radiator.

### BEDROOM TWO

3.68m x 3.64m (12' 1" x 11' 11") having double doored built-in wardrobe, further built-in store cupboard, window to front with lovely views across to the village church tower, radiator and exposed real wood flooring.



### BEDROOM THREE

3.67m x 3.66m (12' 0" x 12' 0") having a traditional original fire surround with cast-iron grate, window to front with pleasant view, radiator, dado rail and exposed floorboards.

### BEDROOM FOUR

3.61m x 3.42m (11' 10" x 11' 3") fitted out as an office with a range of fitted furniture including a central work station with base cupboards and drawers, wall shelving, sealed unit double glazed window with pleasant views to the rear and radiator.

### FAMILY BATHROOM

2.94m x 1.98m (9' 8" x 6' 6") having a recess housing the panelled bath with mixer tap with shower attachment and tiled surround, Vernon and Tutbury sanitaryware including pedestal wash hand basin and close coupled W.C., obscure glazed window to rear, electric shaver point, mirrored vanity cabinet, radiator with heated towel rail and low energy downlighters.



### OUTSIDE

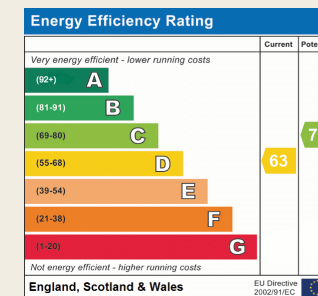
Set off the road there is a wrought-iron railed frontage with twin pedestrian gated access leading to the front door, and a side flagstone driveway providing parking for a couple of cars with gated access leading round to the garden from each side of the property. To the rear is a very generous and attractively landscaped garden with dwarf dry stone walled border with block paved pathway surround, established mature trees, walled and fenced perimeters and flagstone patio seating areas with external light and power points.

### COUNCIL TAX

Band G.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



### TENURE

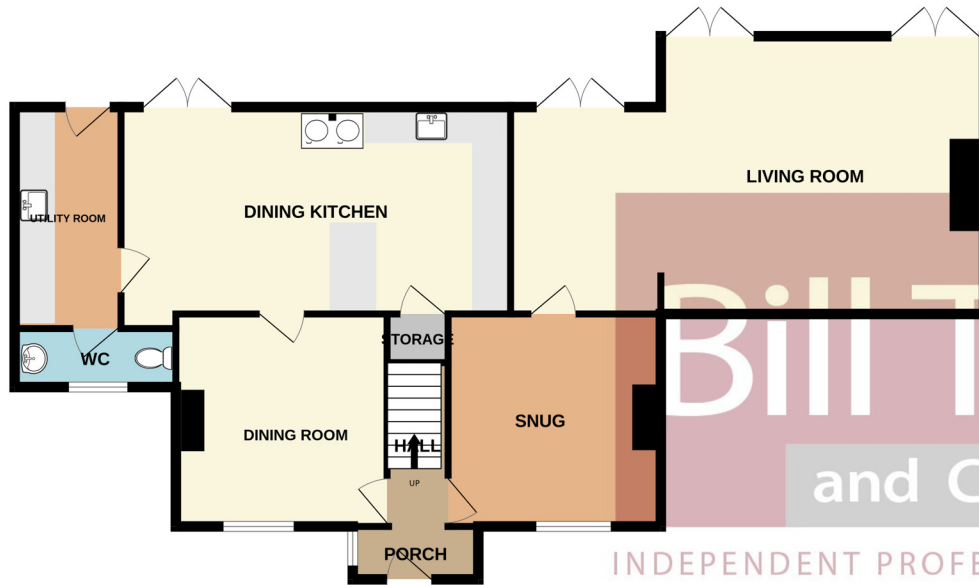
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

## GROUND FLOOR



## 1ST FLOOR



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WEST COTTAGE, 28 MILL END LANE, ALREWAS DE13 7BX

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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