



ANDERSON-DIXON



## CLIFF COTTAGE Branston Road

Tatenhill, Burton-On-Trent, DE13 9SA

Elegant Victorian detached residence dating back to circa 1840. beautifully refurbished throughout while retaining period character. With four double bedrooms a spacious lounge with wood-burning stove and formal dining room. Featuring a detached coach house with self-contained annexe.

£775,000

# CLIFF COTTAGE Branston Road

Tatenhill, Burton-On-Trent, DE13 9SA



- Detached Victorian Coach house with self-contained annexe – ideal for guest suite, home office, or Airbnb rental
- Spacious lounge with wood-burning stove and formal dining room
- Double garage, workshop, and ample driveway parking behind private gated access
- Beautifully refurbished throughout while retaining period character
- Refitted breakfast kitchen, utility room, and guest cloakroom
- Stunning wrap-around gardens with veranda, seating terraces, and tranquil woodland views
- Four double bedrooms and stylish family bathroom plus separate shower room
- Detached coach house with self-contained annexe – ideal for guest suite, home office, or Airbnb rental
- dating back to circa 1840

## DESCRIPTION

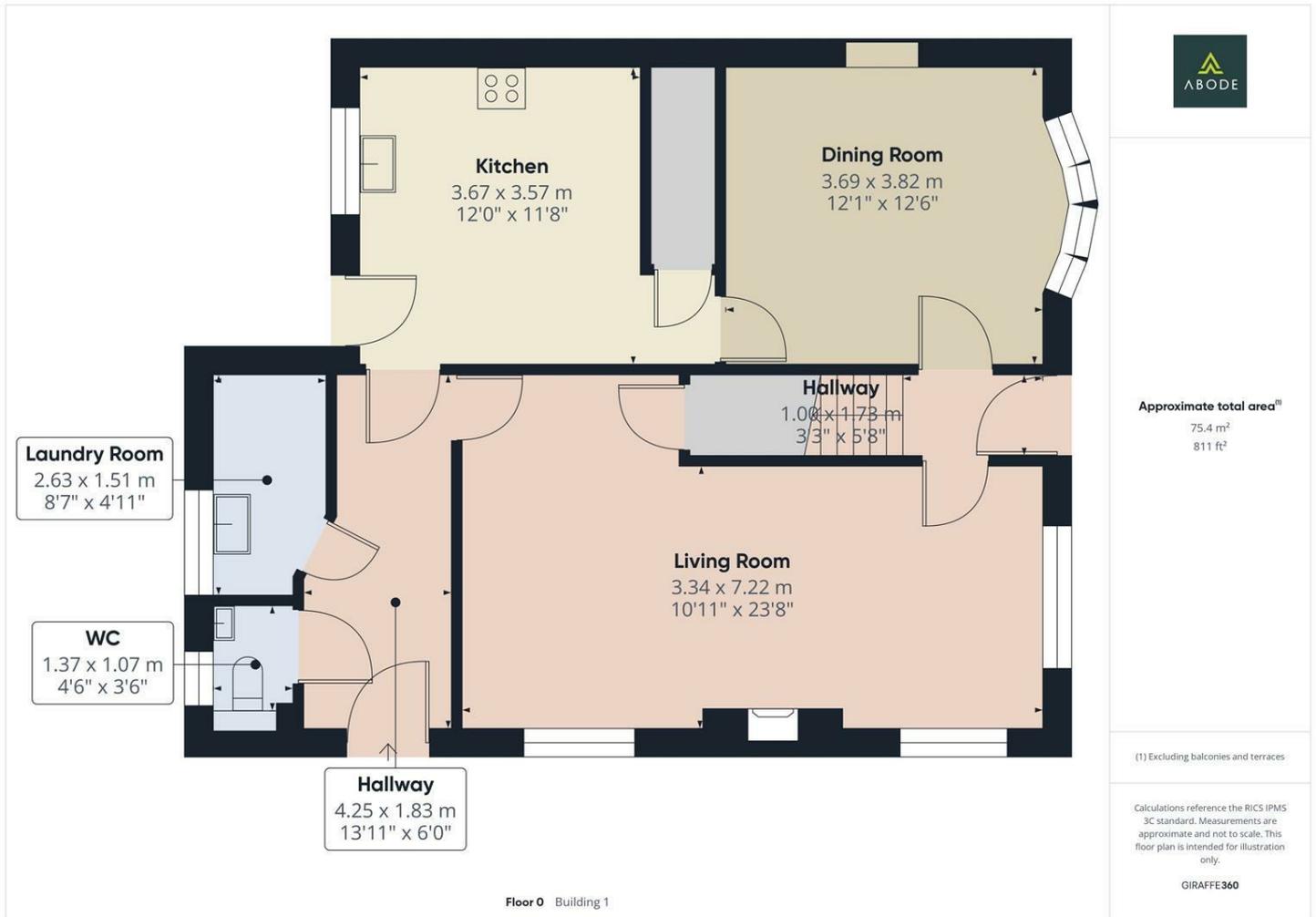
Detailed Description



Directions



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	