





Offered for sale with no upward chain, Spa Cottage is a charming three-bedroom detached cottage enjoying a peaceful rural setting on the outskirts of Hanbury, with open countryside views to the front.

Dating back to the 1800s, the property retains a range of character features while offering a practical layout including two reception rooms, a modern dining kitchen, three bedrooms, a refitted family bathroom and a separate cloakroom. Outside is a private walled courtyard garden. Opposite the cottage is parking for two vehicles on the roadside.



ABODE
SALES & LETTINGS

Accommodation

GROUND FLOOR

A glazed entrance porch with quarry-tiled flooring leads into the snug, which features wall panelling and a wood-burning stove.

From here, access leads through to the dining kitchen, fitted with a modern range of wall and base units together with space for a dining table. A feature fireplace with a further wood-burning stove forms a central focal point within the room.

Positioned to the opposite side of the cottage is a separate lounge, providing an additional reception space, with stairs rising to the first floor.

A cloakroom completes the accommodation.

FIRST FLOOR

The first floor provides access to three bedrooms, including two double rooms and a further bedroom which could also be used as a home office.

The bedrooms are served by a refitted family bathroom fitted with a modern suite.

OUTSIDE

To the front of the cottage is a private walled courtyard garden enjoying a west-facing aspect.

The courtyard provides a low-maintenance outdoor space suitable for seating and dining, while the property also enjoys open rural views to the front.

The cottage benefits from UPVC double glazing, LPG central heating and two wood-burning stoves, with the roof having been replaced in 2024.

LOCATION

Hanbury is a popular rural village surrounded by open countryside and offers a range of local amenities including a farm shop, public house and restaurant, church, cricket club, playing fields and the village Memorial Hall.

The surrounding area provides a selection of countryside walks and cycling routes, with Cannock Chase and the Derbyshire Dales also accessible by car.

Further shops, cafés and everyday amenities can be found in nearby Tutbury, while Burton upon Trent and Uttoxeter provide a wider range of shopping facilities, supermarkets and railway stations.

The property is within reach of the A515, A38 and A50, providing links to surrounding towns and cities. Local schooling includes Needwood Church of England Primary School, The Mosley Academy and John Taylor High School.

Please Note



The property has been given Exemption Status from EPC requirements -
Reference: BEIS00388743FKDGF

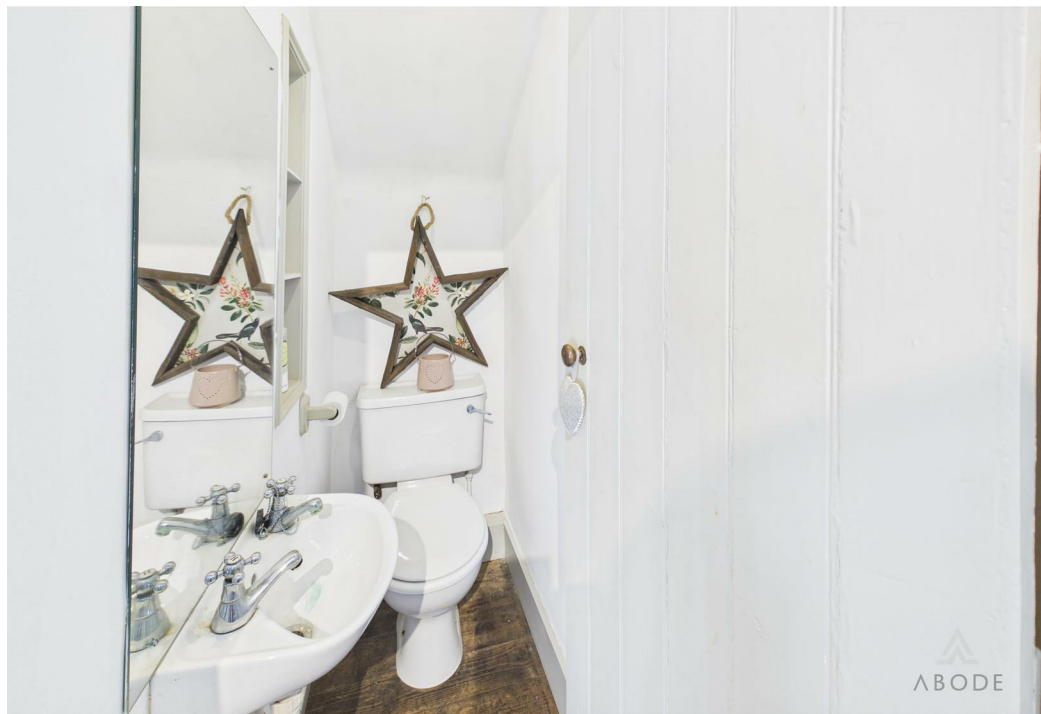






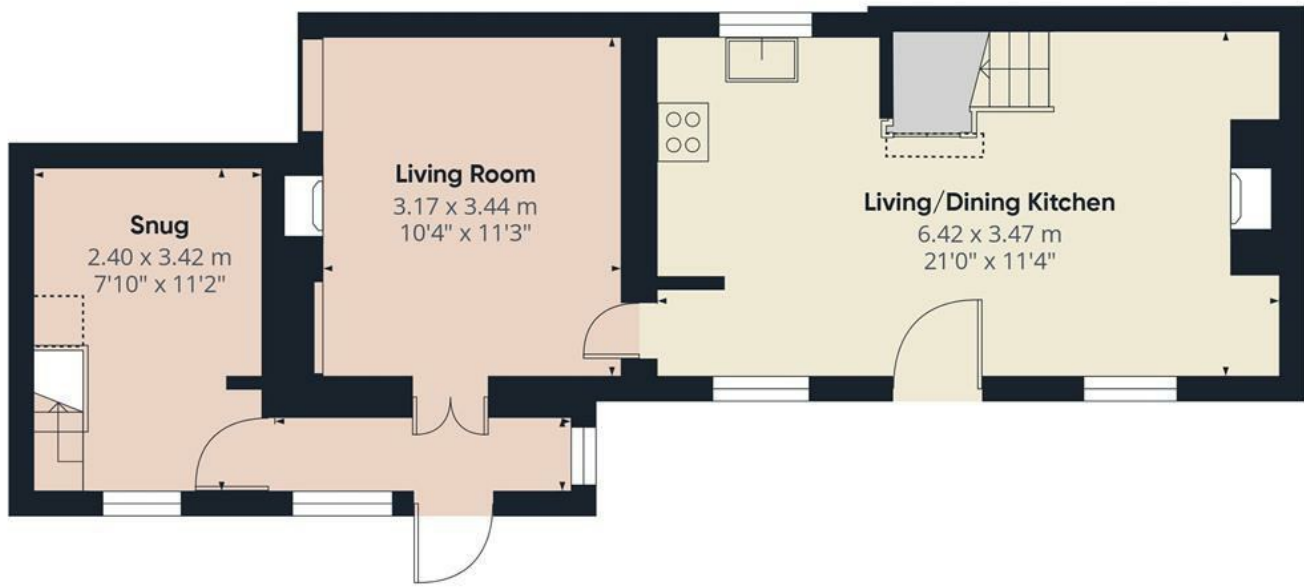




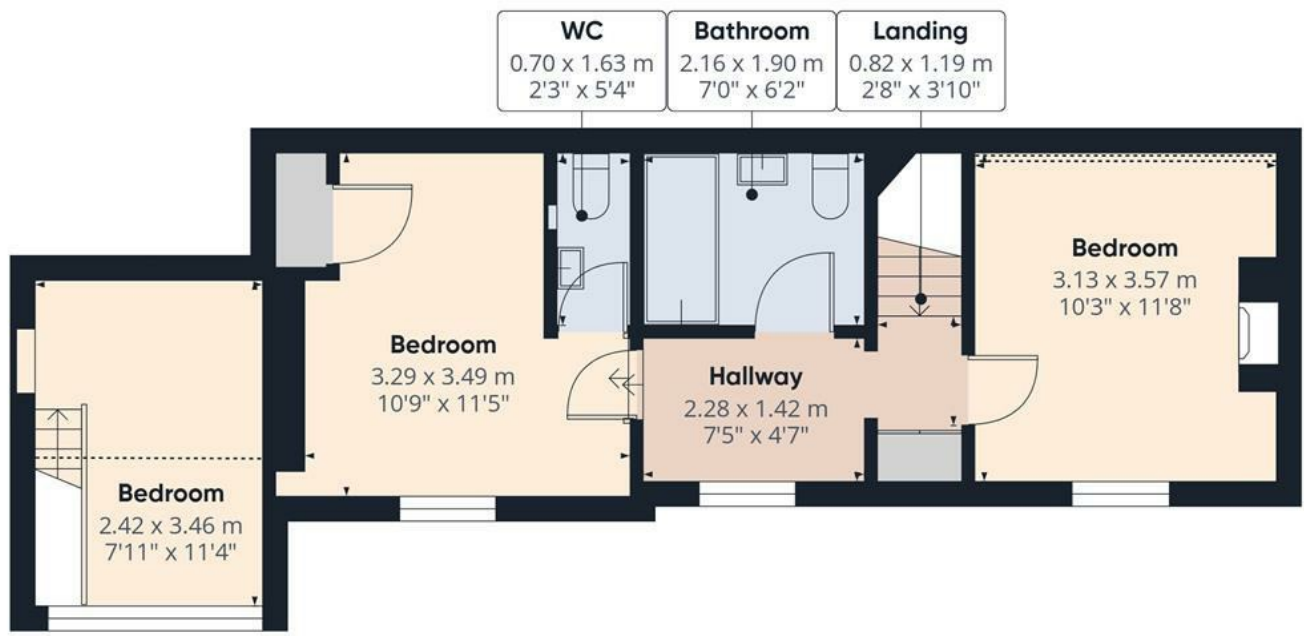








Floor 0



Floor 1

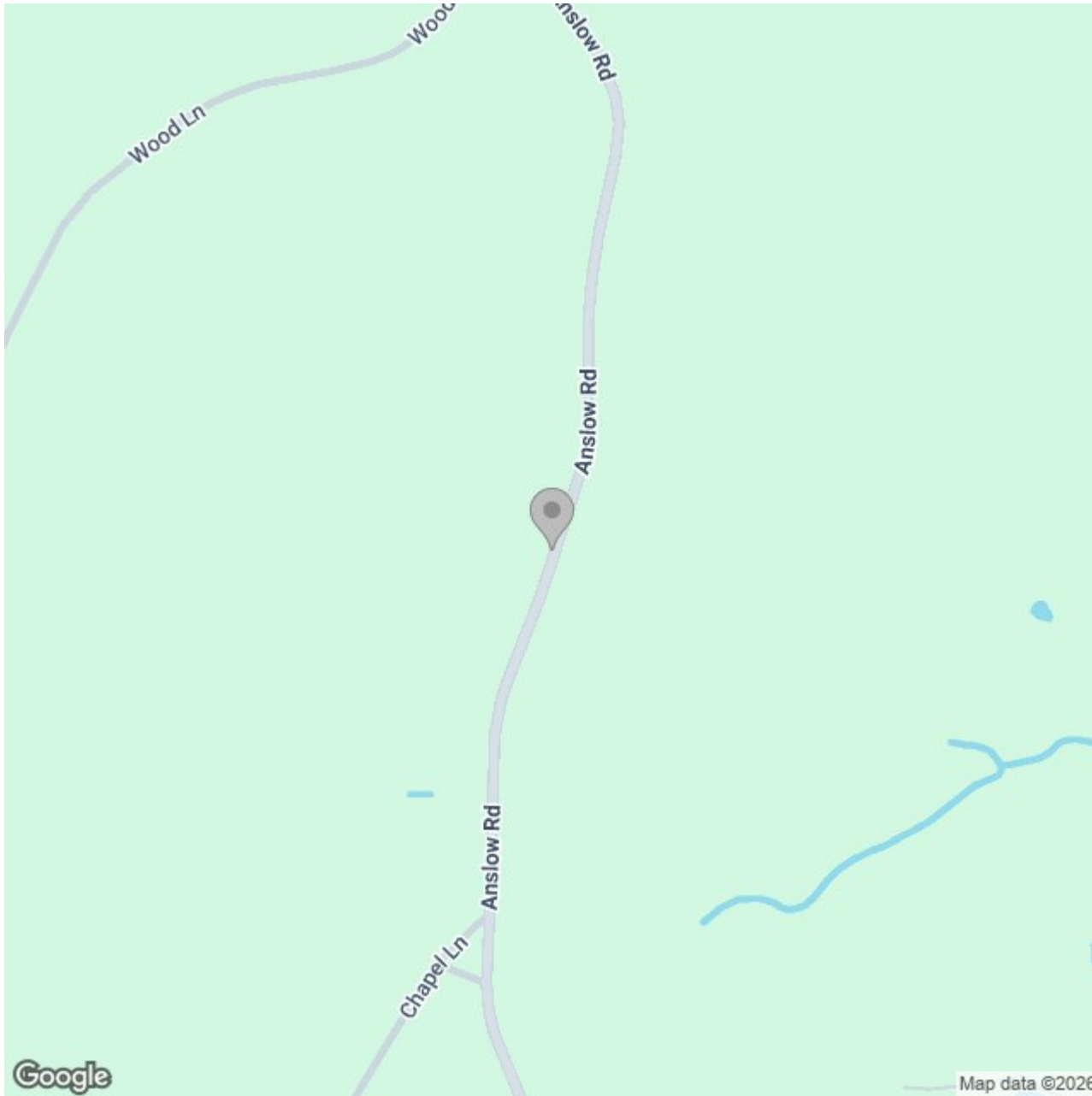
Approximate total area⁽¹⁾
81.8 m²
880 ft²

Reduced headroom
3.6 m²
39 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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



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