





Nestled in a desirable rural hamlet, this charming one-bedroom cottage boasts stunning views over adjacent countryside and is brimming with character features, including a cosy log-burning stove. The property offers ample parking and a unique large workshop extending over 38ft in length, perfect for a range of uses. A beautifully presented double bedroom and a well-appointed family bathroom enhance the interior, while outside, an established home office with power and lighting provides a versatile space for work or hobbies. Viewing is strictly by appointment only to fully appreciate this unique opportunity.



## Accommodation

### Accommodation

The internal accommodation begins with a welcoming composite front entrance door that opens into a characterful living room, where quarry-tiled flooring complements an exposed brick fireplace with an inset multi-fuel stove and tiled hearth. A double-glazed window frames stunning views of the adjacent countryside, adding to the room's inviting charm. A door leads through to the snug, a versatile space featuring a double-glazed window to the rear elevation and access to the staircase leading to the first floor. An open doorway connects the snug to the kitchen, which is fitted with a range of base units, a one and a half bowl stainless steel sink with mixer tap and drainer, and space for a freestanding cooker and fridge-freezer. A double-glazed window to the side elevation provides natural light, enhancing the practicality of this functional space.

Beyond the kitchen, an opening leads to the utility and boot room, offering additional worktop space, room for a washing machine and tumble dryer, an electric radiator, and a composite rear-access door. A double-glazed window to the side elevation.

The first-floor landing features a loft hatch and gives access to the double bedroom, which enjoys picturesque views of the countryside through its front-facing double-glazed window. The bedroom also benefits from two recessed areas, ideal for clothing storage. Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a bath with an electric shower over, a



wash-hand basin with traditional hot and cold taps, a low-level WC, and a heated ladder towel rail. A double-glazed window to the rear elevation ensures the bathroom is light and welcoming, making this a delightful space to unwind.

### Outside

The property's exterior boasts a charming fore garden to the front elevation, laid to lawn with a pathway leading to the front entrance door. From the fore garden, you are greeted with stunning, uninterrupted views over the surrounding countryside, enhancing the property's idyllic







rural setting.

At the end of the cottages, a shared access road leads to the rear of the property, providing convenient entry to the parking area and beyond. To the rear, a courtyard adjacent to the cottage offers a versatile space ideal for outdoor seating, dining, or relaxation. Across from the courtyard lies the main parking area, which features a vehicular gate opening to additional parking on a stoned driveway and access to the rear garden. The garden itself is laid to lawn and beautifully complements the outdoor space.

The garden also houses a fully equipped home office with power and lighting, providing a perfect setup for work or hobbies. Beyond this, the highlight of the property is the impressive 38ft long workshop, constructed from breeze block and modern roof, featuring a large roller door for access. Internally, the workshop includes a WC cloaks toilet, a spacious main workshop area, and an additional storage room. Equipped with power and lighting installed in 2013, this extraordinary space is well-suited for a variety of uses, making it a truly unique and valuable feature of the property.

#### Location

Hanbury Village, located 7 miles between Burton upon Trent and Uttoxeter, rises above the Dove Valley, offering breathtaking views across the rolling countryside towards the Weaver Hills and Derbyshire Dales. Though nestled off main roads, the nearby A50 at Sudbury provides convenient links to the M6 and M1. Defined by its 13th Century Parish Church of St Werburgh and historic Water Tower, Hanbury is rich in history, with landmarks like The Thatches, a 15th Century building, and The Cock Inn, rebuilt following the 1944 Fauld explosion. The village

boasts a vibrant community with clubs for gardening, cricket, bowls, acting, and more, alongside access to scenic public footpaths connecting to neighbouring villages and landmarks.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).?Parking: Shared service/access road to drive at rear.?Electricity supply: Mains. ?Water supply: Mains. ?Sewerage: Klargestor System ?Heating: Modern Electric radiators?(Purchasers are advised to satisfy themselves as to their suitability).











Floor 0 Building 1



Floor 1 Building 1

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

140.35 m<sup>2</sup>

1510.72 ft<sup>2</sup>



Floor 0 Building 2



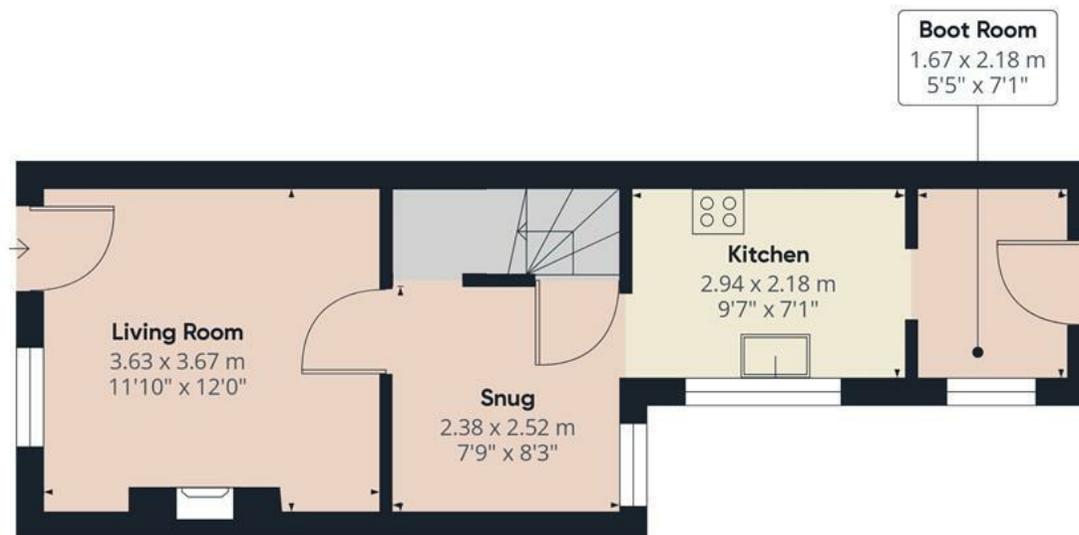
Floor 0 Building 3

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0 Building 1

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

52.44 m<sup>2</sup>

564.46 ft<sup>2</sup>



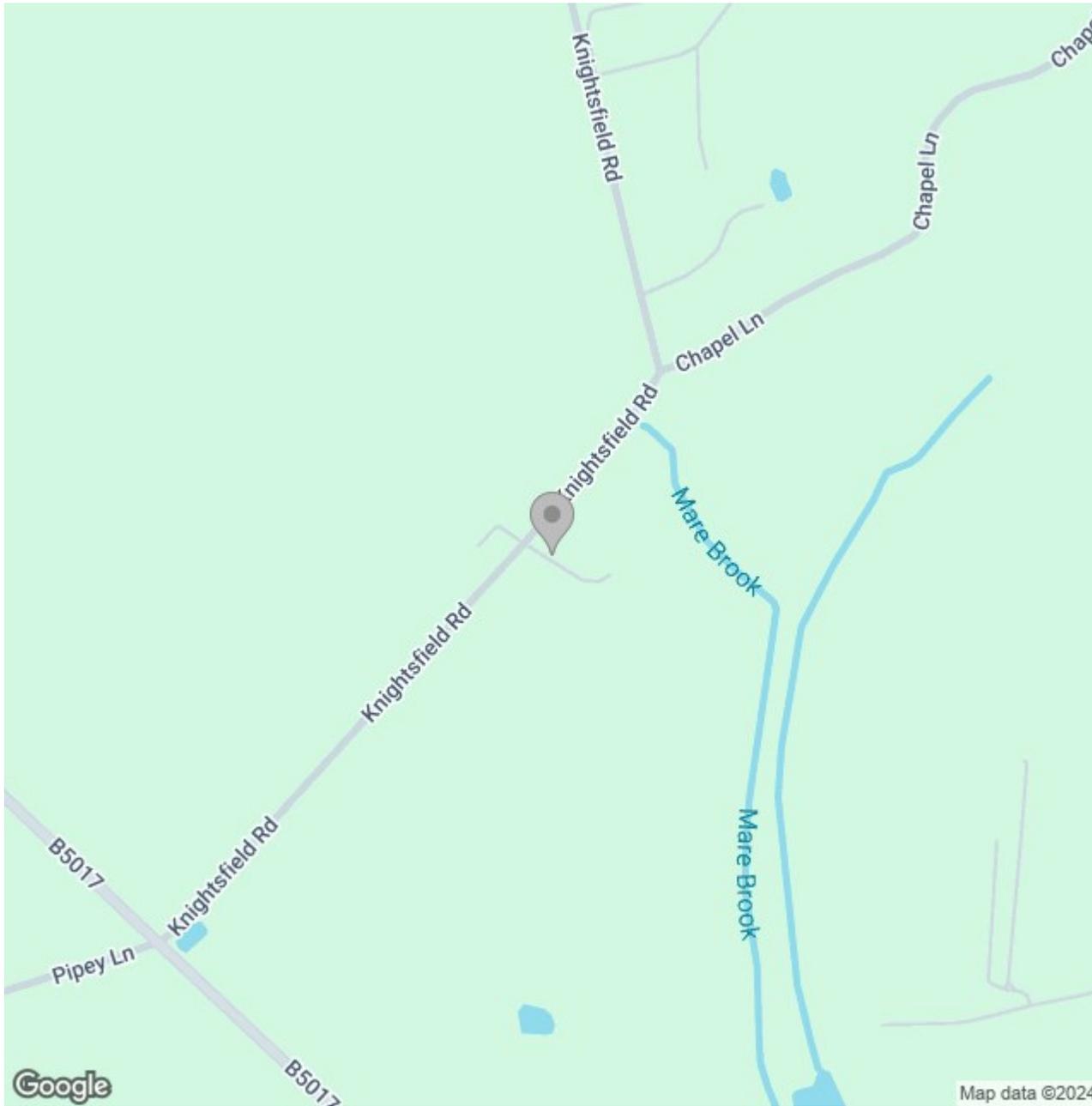
Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	