



Nankirks Lane, Anslow, Burton-On-Trent, DE13 9QB

Nicholas
Humphreys

£530,000

A delightful country residence enjoying a private position within the sought-after village of Anslow, surrounded by open farmland. This charming home is full of character features including exposed beams, wood-burning stoves, quarry tile floors and solid wood finishes. The accommodation offers three reception rooms, a country-style kitchen with breakfast room, utility and study, alongside four bedrooms, a shower room and family bathroom. Occupying a generous corner plot with extensive parking, established gardens enjoying a southerly aspect, and a timber-built cabin with power and light. Offered for sale with no upward chain.



The Accommodation

A Delightful Country Residence with Character and Charm

A beautifully presented country home situated in the highly sought-after village of Anslow, surrounded by open farmland and enjoying a wonderfully private position. This charming residence stands on an established plot and offers an abundance of character throughout, blending traditional features with modern comforts.

The property opens with a welcoming reception hallway, featuring a front entrance door, window to the front aspect, staircase rising to the first floor, period-style radiator, and wood-latched doors leading off to the principal reception rooms.

The lounge is positioned to the front of the home and enjoys a warm, inviting feel, with wood flooring, wood-burning stove set within a characterful brick chimney breast, period-style radiators, wall light points, and double-glazed windows overlooking the mature gardens.

The separate dining room is full of rustic character, with exposed ceiling beams, a wood-fired stove set within a brick fireplace, quarry-tiled floor, and French patio doors opening onto the garden. A secondary staircase from this room provides additional access to the first floor accommodation.

The country-style kitchen offers granite preparation surfaces, a range of base cupboards, drawers, and wall units, Belfast sink with mixer tap, and a range cooker set within a brick chimney breast. There are further freestanding spaces for dishwasher and fridge freezer (included within the sale), with quarry-tiled flooring continuing through to the breakfast room, which enjoys a pleasant outlook to the side elevation.

The utility room provides a single-drainer sink unit, freestanding appliance spaces, and window to the rear. The guest cloakroom features a modern suite comprising WC, hand wash basin, heated towel rail, and complementary tiling to floor and walls.

A separate study occupies a quiet corner of the property, with fitted bookshelves and storage cupboards beneath, ideal for home working, with a side window allowing natural light.

To the first floor, the main staircase leads to a spacious landing with access to the master bedroom suite, positioned on the front aspect with wide views across the gardens, fitted wardrobes, and a alongside the fitted shower room. The shower room is fitted with a contemporary suite including WC, wash basin with storage cabinet, and a walk-in double shower enclosure with twin shower heads, complemented by full tiling and a heated towel rail.

A second double bedroom is accessible from both landing areas, featuring exposed wood flooring and window to the front elevation. From the dining room staircase, the second landing leads to two further bedrooms, one positioned to the front aspect overlooking the garden and the other to the rear.

The family bathroom is fitted with a modern suite comprising low-level WC, pedestal wash basin, and bath with mixer shower attachment, complemented by tiled walls, floor tiling, and LED-lit wall mirror.

Outside, the property occupies a corner plot with extensive block-paved driveway providing ample off-road parking for several vehicles. The established garden features mature lawns, trees, and shrubs, with a southerly aspect that makes the most of the sun throughout the day. A large timber-built cabin/summer house with power and lighting offers excellent versatility for use as a studio, home office, or additional entertaining space.

Ideally located close to the market town of Burton upon Trent and the nearby village of Tutbury & Stretton with excellent local amenities, countryside walks, and commuter links.

Offered for sale with no upward chain. Viewing strictly by appointment only.

Reception Hallway

Guest Cloakroom

Lounge

4.17m x 4.06m (13'8 x 13'4)

Study

2.97m x 2.03m (9'9 x 6'8)

Dining Room

4.39m max into recess x 4.01m max (14'5 max into recess x 13'2 max)

Kitchen

3.66m x 3.07m (12'0 x 10'1)

Breakfast Room

3.15m x 1.57m (10'4 x 5'2)

Utility Room

1.75m x 1.47m (5'9 x 4'10)

First Floor

Master Bedroom

4.17m x 4.11m (13'8 x 13'6)

Shower Room

2.06m x 2.06m (6'9 x 6'9)

Bedroom Two

4.52m x 3.07m (14'10 x 10'1)

Bedroom Three

3.18m x 2.90m (10'5 x 9'6)

Bedroom Four

3.15m x 1.65m (10'4 x 5'5)

Bathroom

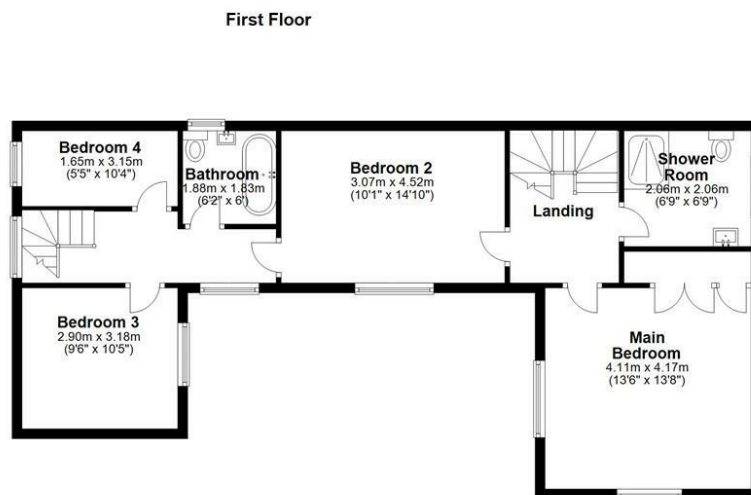
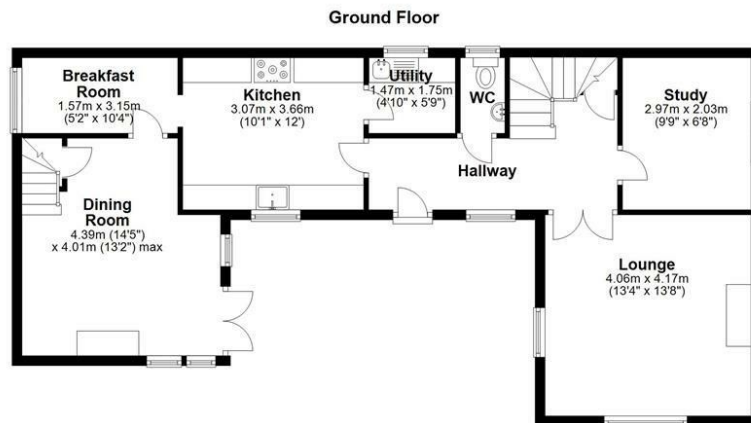
1.88m x 1.83m (6'2 x 6'0)

Property construction: Traditional
Parking: Drive with a shared access from road
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic Tank
Heating: Mains Gas
Council Tax Band: E
Local Authority: East Staffordshire Borough Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.
Draft details awaiting vendor approval and subject to change



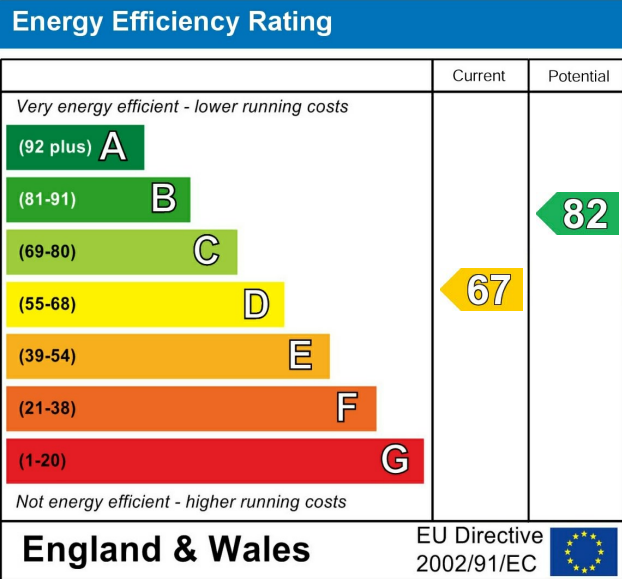






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Plan produced using PlanUp.





Council Tax Band E

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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