







A beautiful three bedroom detached cottage, situated within a picturesque location, having superb panoramic views. The property benefits from a driveway providing parking facility, generous lounge diner with log burning stove, new central heating system and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.





The property is accessed through a door leading into a lounge/dining room featuring a central heating radiator, exposed beams, and a brick fireplace housing a log-burning stove on a stone hearth with a beam overhead. The room boasts dual aspect windows, providing stunning views from the front and side elevations, along with glazed double doors opening into the kitchen.

The kitchen includes a range of modern wall and base units topped with oak block work surfaces, incorporating an inset white ceramic 1.5 bowl sink, chrome mixer tap, and tiled splashbacks. The view from the sink is simply breathtaking. Additional kitchen amenities consist of an inset hob with stainless steel extractor overhead, an eye level electric fan oven, as well as space for a washing machine or integrated dishwasher. Tiled flooring, a central heating radiator, exposed beams, and French doors leading onto the garden complete the space.

A glazed door provides access to the stairs leading to the first-floor landing, where a generous built-in cupboard can be found, along with three charming individual bedrooms featuring canopied ceilings and enjoying further delightful views. The property also boasts a contemporary fitted bathroom with a white and chrome suite consisting of a panelled bath in a tiled surround, an electric shower with glazed screen, a low-level WC, a vanity inset wash hand basin with tiled surround, laminate flooring, and a heated towel rail with radiator.

This property boasts a superb location, overlooking and surrounded by the picturesque Stafford and



Derbyshire countryside, offering an ideal rural lifestyle within walking distance of the friendly Hanbury village. The scenic views extend from the house to the horizon towards Dove Valley, Ashbourne, and the Weaver Hills. It's truly enchanting to witness the daily changes in weather and the transformations across the seasons. Sitting at the dining table, with the panorama spread before you, there can be no better and more tranquil place to be. Ivy Cottage has an impressive wow factor.

Hanbury offers a vibrant social life, with an array of clubs











centred in the village hall, church, and The Cock Inn. The picturesque cricket ground hosts the local team, and there are footpath walks around the village.

This peaceful location provides easy access to comprehensive facilities in the neighboring towns of Tutbury, Burton-on-Trent, and Uttoxeter, with Alton Towers a mere twenty-minute drive away. For keen walkers, Hanbury, situated on the edge of the Peak District.

Outside, the location of Ivy Cottage is exceptional, set on a beautifully landscaped plot with parking for two vehicles to the front, surrounded by lawns and well-stocked borders with retaining walls. A paved pathway leads to the front door, while a featured planted bank adorns the rear. The property includes a spacious patio area with retaining walls and a useful garden storage building. Steps lead to the main garden, which is lawned with well-stocked borders and hedges. The gardens are bathed in evening sun, setting on the rear patio. Functional outside lights and an oil storage tank complete the exterior.











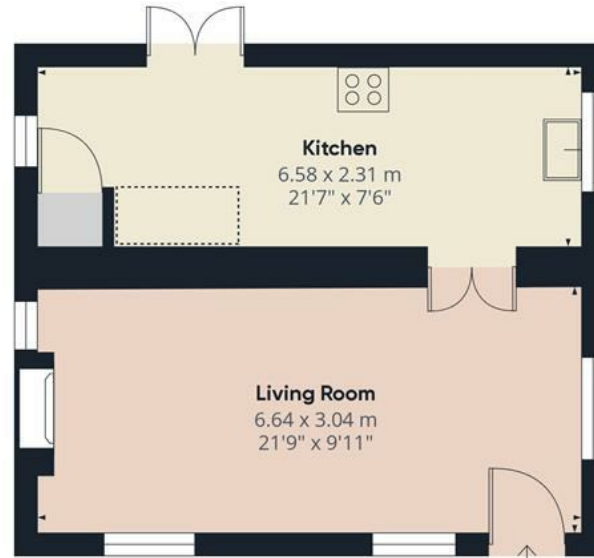












Floor 0



Floor 1

**Approximate total area<sup>10</sup>**

68.93 m<sup>2</sup>  
742 ft<sup>2</sup>

**Reduced headroom**

1.06 m<sup>2</sup>  
11.41 ft<sup>2</sup>

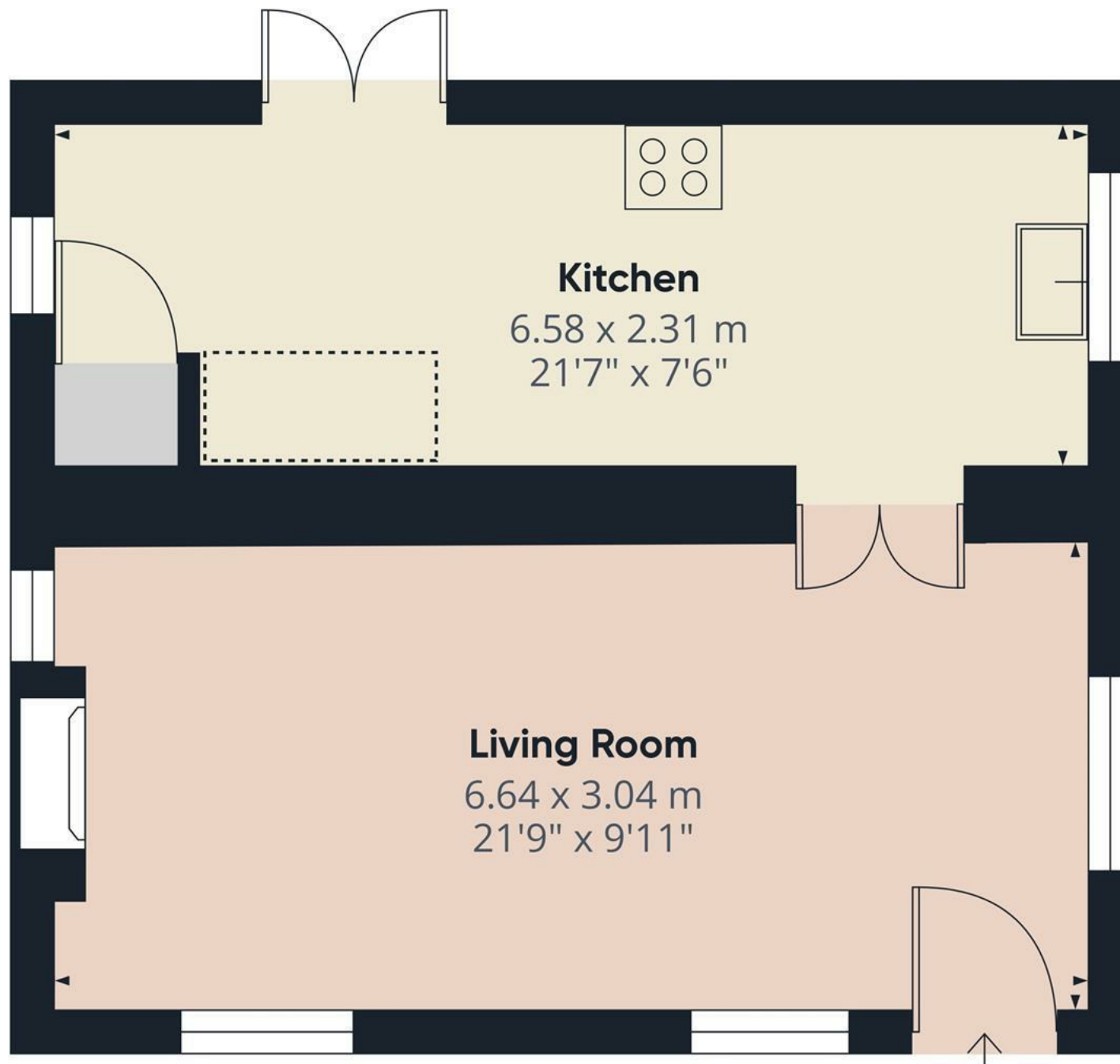
Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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Floor 0

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

35.65 m<sup>2</sup>  
383.75 ft<sup>2</sup>

**Reduced headroom**

1.06 m<sup>2</sup>  
11.41 ft<sup>2</sup>

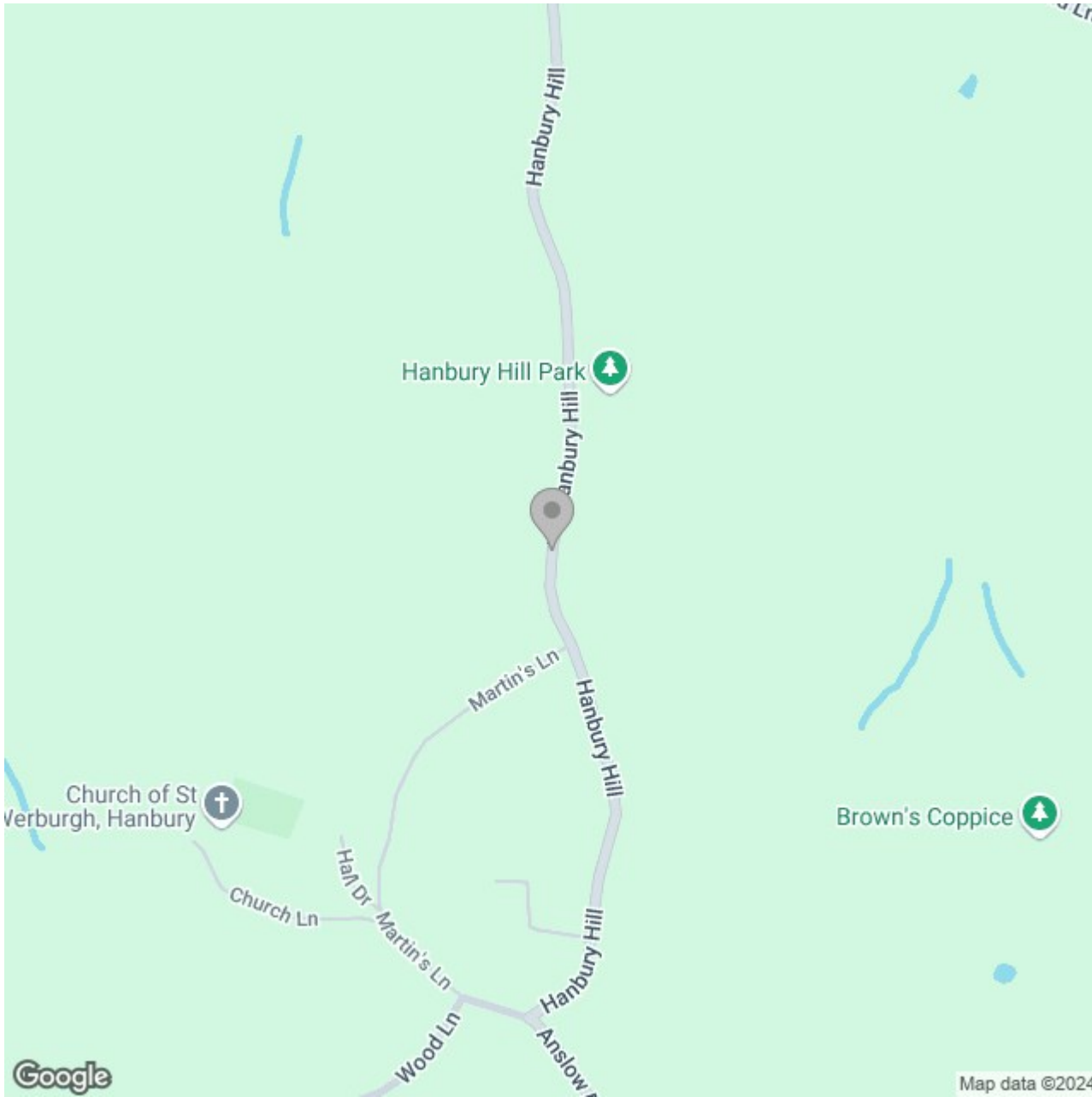
Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	