





** OFFERED FOR SALE WITH NO
UPWARD CHAIN ** DETACHED COTTGE *
* RURAL VIEWS **

This 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







PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.

AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT

per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.



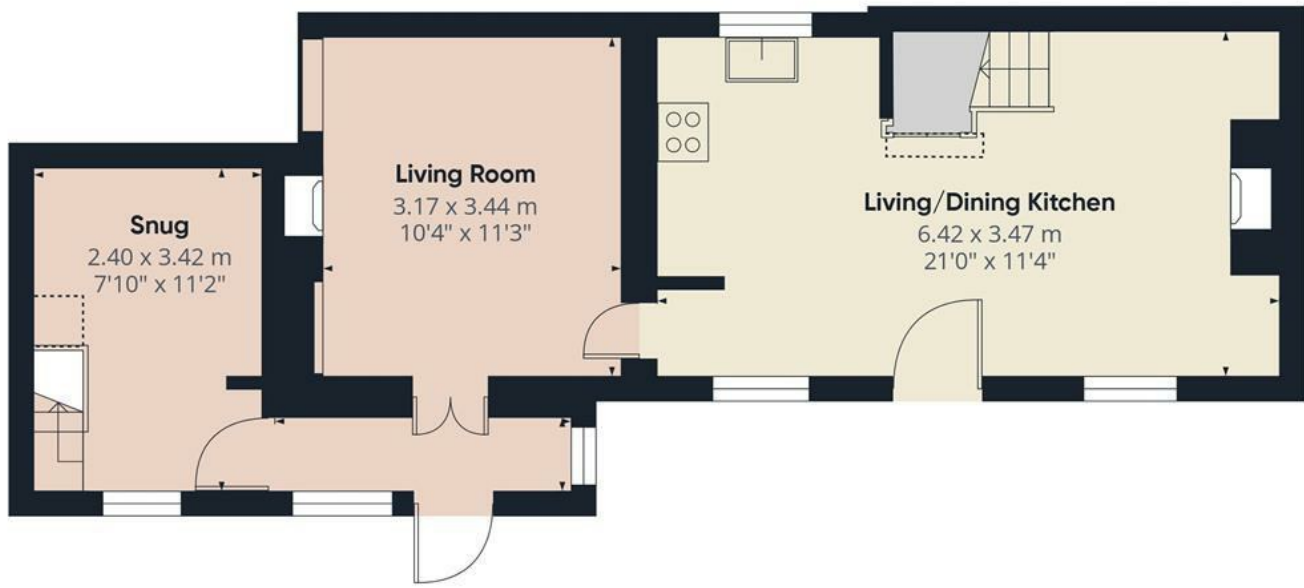




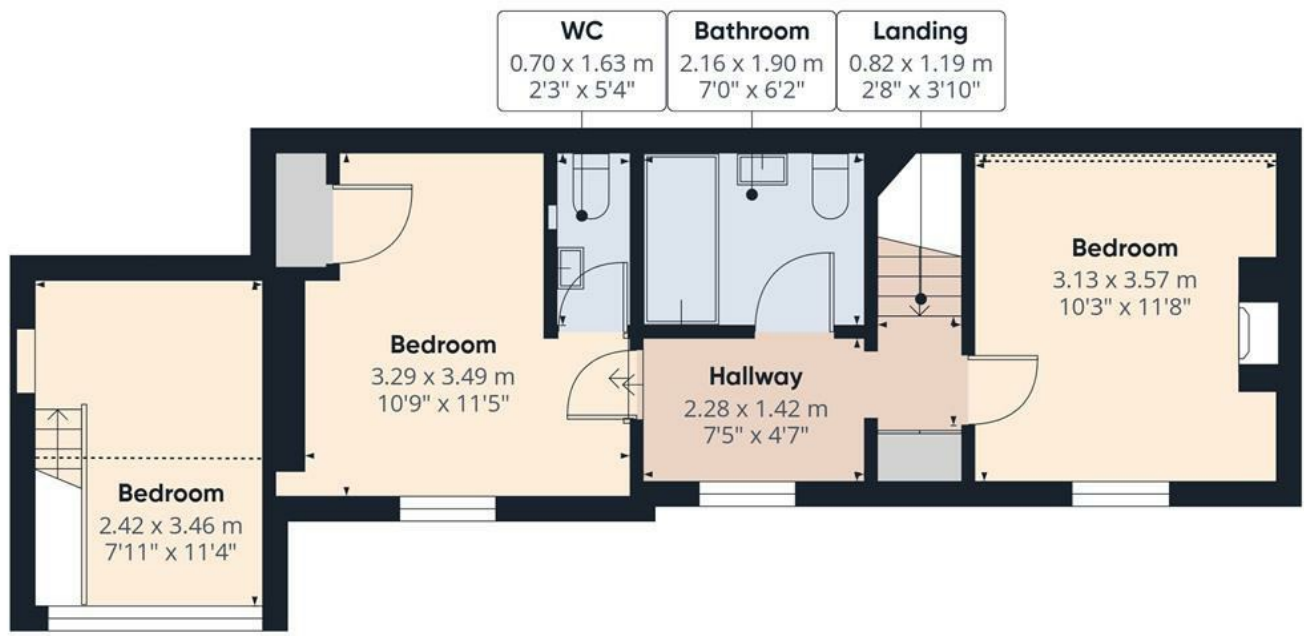
ABODE







Floor 0



Floor 1

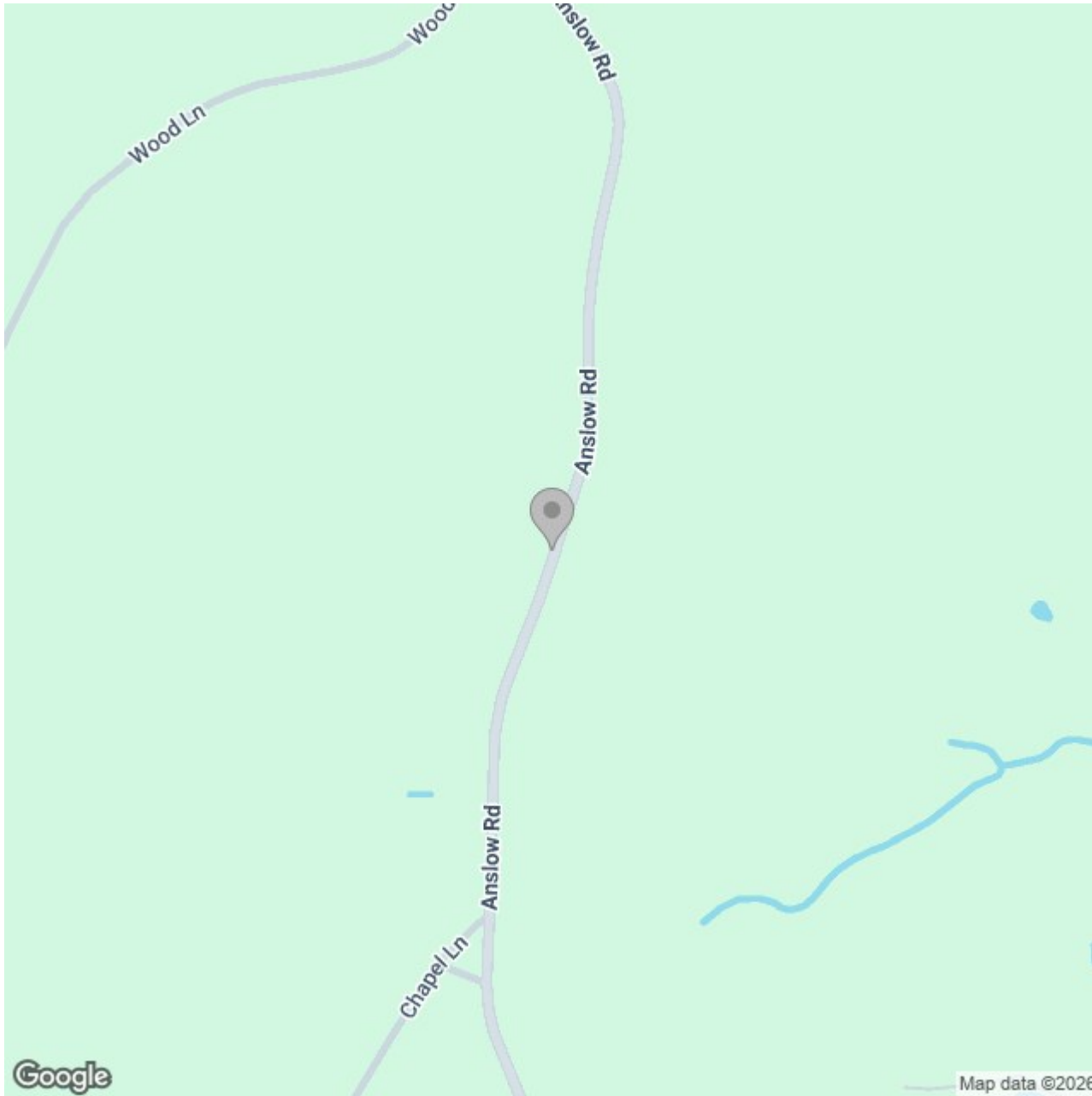
Approximate total area⁽¹⁾
81.8 m²
880 ft²

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 	