





A truly charming and immaculately presented character Grade II listed cottage, located in the heart of Rolleston-on-Dove. This beautiful home blends original features with high-quality modern finishes, offering versatile living spaces and a carefully maintained interior throughout. With parking to the side of the property, generous landscaped gardens, and stylish accommodation across two floors, this is a rare opportunity to purchase a home that perfectly balances character and practicality in one of Staffordshire's most desirable villages.



## Accommodation

### Ground Floor

The property is entered via a solid timber front door into a welcoming hallway, where exposed beams and stone flooring immediately showcase the home's character. The hallway gives access to the principal reception rooms, cloakroom, and stairs to the first floor. To the front, the living room is a delightful space with whitewashed beams, a feature fireplace with timber mantel, and a large window filling the room with natural light. Adjacent sits a versatile study or snug, currently used as a home office, with built-in storage and another attractive beamed ceiling.

To the rear, the kitchen and dining space form the heart of the home. The dining area, with its exposed beams and tiled flooring, offers ample room for a family table and flows seamlessly into the bespoke fitted kitchen. The kitchen is equipped with a range-style cooker, integrated appliances, and extensive storage finished with complementary work surfaces. A breakfast bar provides informal seating, while dual aspect windows ensure this room remains bright and welcoming. A separate utility room provides additional space for appliances and practical storage.

### First Floor

The staircase leads to a light-filled landing giving access to three well-proportioned bedrooms and the family bathroom. The master bedroom is generously sized, featuring bespoke fitted



wardrobes and a stylish en-suite shower room with a modern suite and attractive tiling. Bedroom two is another excellent double, enjoying pleasant garden views, while bedroom three provides further flexibility as a double or guest bedroom. The family bathroom has been finished to an exceptional standard, with a four-piece suite including a large bath, walk-in shower, vanity wash basin, and WC.

### Outside

Externally, the cottage offers far more than expected. To







the side, a private gravelled driveway provides parking for multiple vehicles, secured with gates and hedging. To the rear, a beautifully landscaped garden unfolds, with a stone-paved patio ideal for entertaining, leading onto a generous lawn with well-stocked borders, mature shrubs, and specimen trees. The garden also includes seating areas, a timber shed, and screened boundaries creating a private and tranquil setting.

#### Location

Rolleston-on-Dove is one of Staffordshire's most sought-after villages, well known for its mix of traditional character properties and strong sense of community. The village itself offers a range of everyday amenities including convenience stores, traditional pubs, cafés, and a post office. Schooling is excellent, with well-regarded primary and secondary schools nearby, and further independent schooling in the surrounding area. Rolleston is ideally placed for access to Burton-on-Trent, Derby, and Lichfield, while road and rail links provide convenient travel further afield. The surrounding countryside and riverside walks add to the appeal of this highly desirable location.













Floor 0

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

129.1 m<sup>2</sup>

1389 ft<sup>2</sup>

Reduced headroom

1.8 m<sup>2</sup>

19 ft<sup>2</sup>



(1) Excluding balconies and terraces

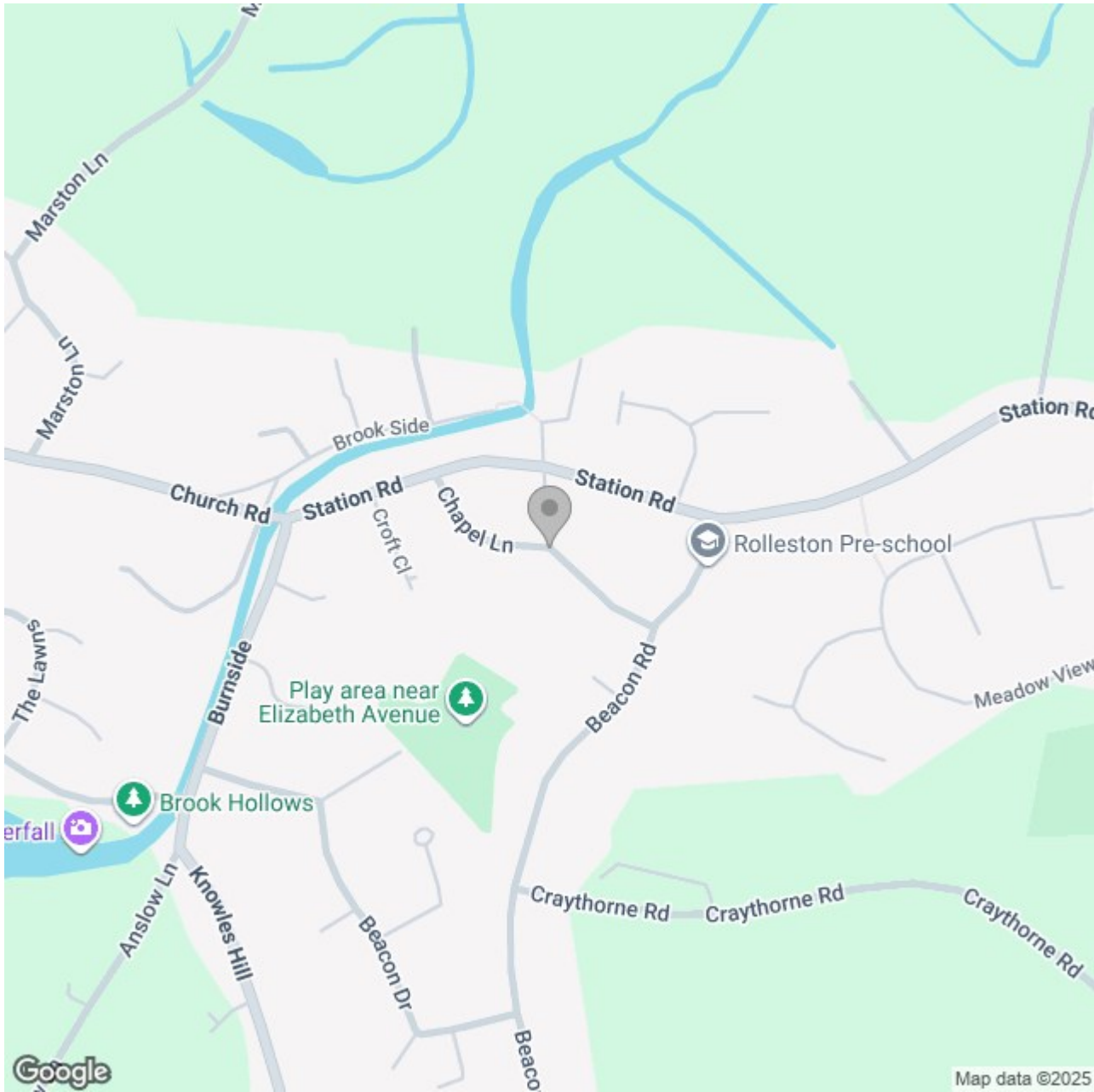
Reduced headroom

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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC