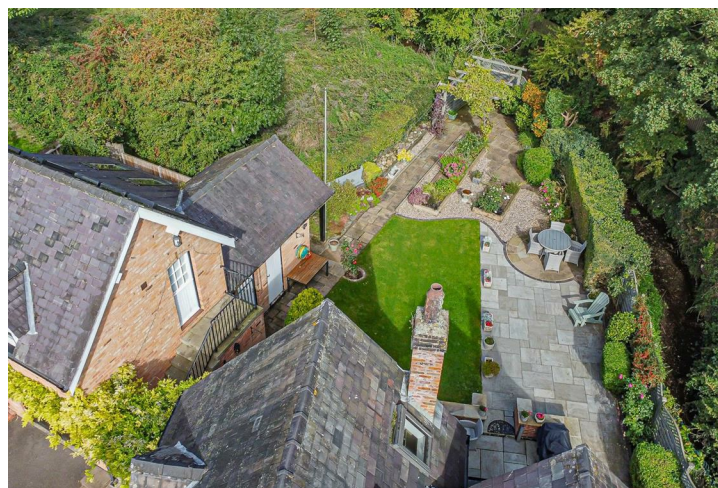






Elegant Victorian detached residence dating back to circa 1840. Beautifully refurbished throughout while retaining period character. With four double bedrooms, a spacious lounge with wood-burning stove and formal dining room. Featuring a detached coach house with self-contained annexe.



DESCRIPTION

Cliff Cottage, Tatenhill

Nestled in the heart of Tatenhill, Cliff Cottage is a beautifully refurbished Victorian detached home dating back to circa 1840, offering four double bedrooms, stunning wrap-around gardens, and exceptional outbuildings including a self-contained annexe, double garage, and workshop.

The elegant interiors feature a spacious lounge with wood burner, formal dining room, refitted breakfast kitchen, utility, and cloakroom. Upstairs are four generous bedrooms, a luxury family bathroom, and a shower room. The detached coach house has been converted into a superb annexe, ideal as a guest suite, home office, or Airbnb rental.

Set within private, landscaped gardens with an elevated veranda and woodland views, Cliff Cottage combines period character with modern comfort in a highly sought-after village, perfectly placed for Barton under Needwood, Burton upon Trent, and the A38.

Detailed Description

The tastefully presented interiors extend across two floors and briefly comprise a reception hall, spacious dual-aspect lounge with wood-burning stove, formal dining room, refitted breakfast kitchen, utility room, and cloakroom. To the first floor, there are four generous bedrooms, a refitted family bathroom, a separate shower room, and a walk-in store offering scope for conversion to an en suite.

Outside, double gates open into a private



block-paved driveway with parking for several vehicles, leading to the detached double garage and workshop. Stone steps rise to the first-floor annexe, which features an open-plan living area with vaulted ceilings, exposed beams, a fitted kitchenette, and a stylish shower room. The coach house also includes a store room and gardener's WC.

The cottage gardens extend to three sides of the property and have been landscaped to an exceptional standard, featuring lawns, mature planting, and an elegant veranda perfect for outdoor entertaining. The rear garden enjoys a







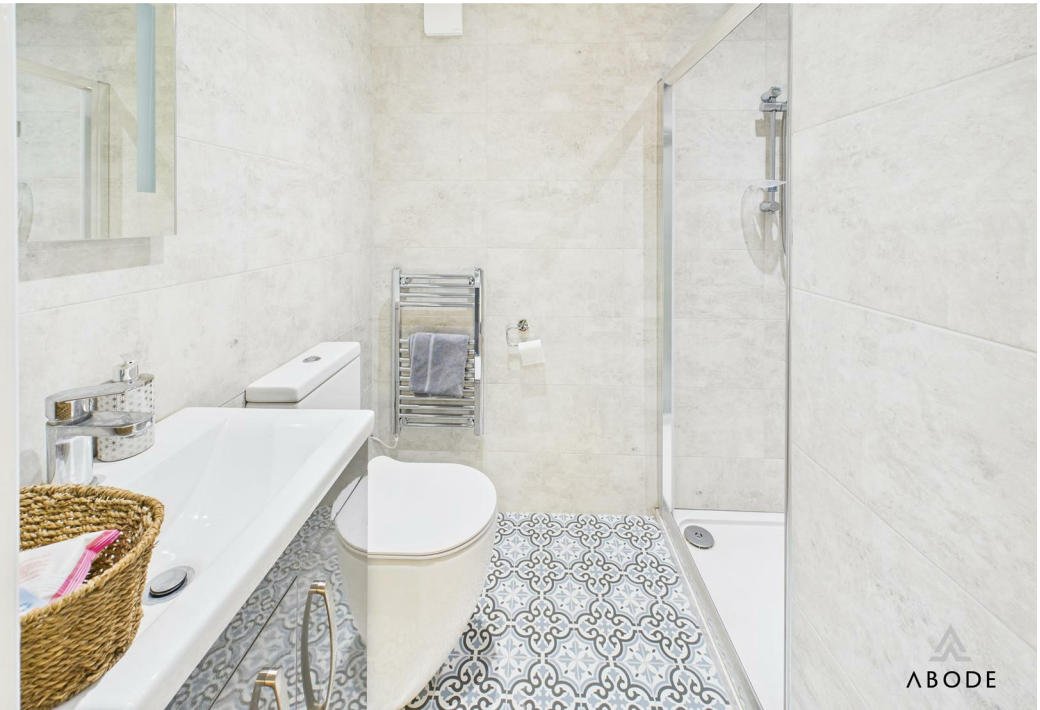
high degree of privacy and tranquil woodland views, creating a truly idyllic setting.

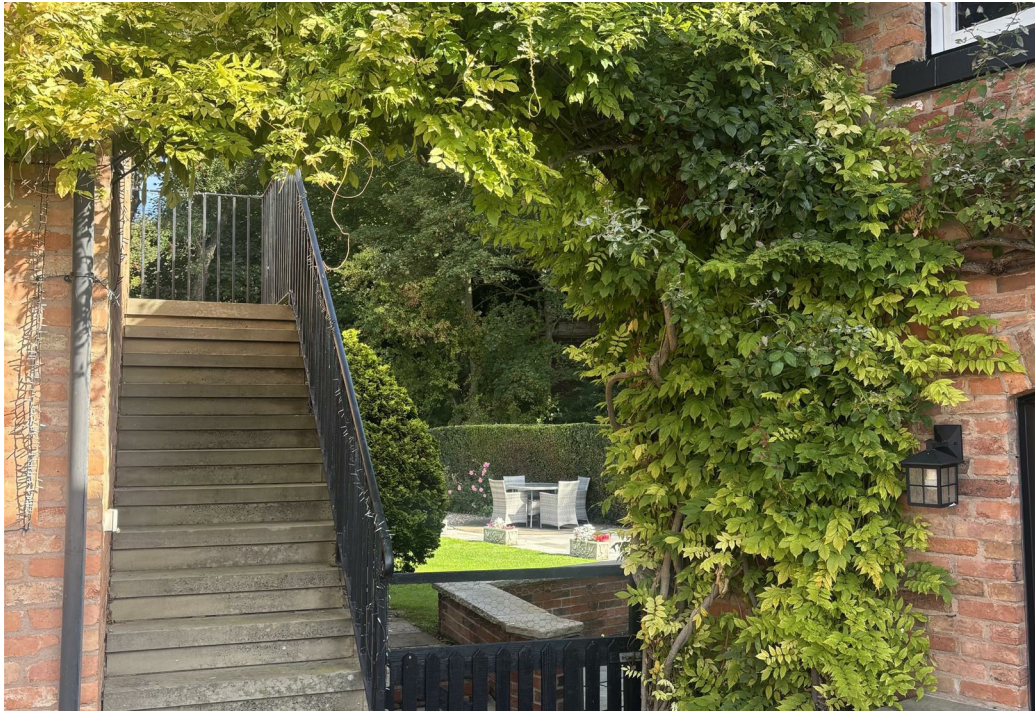
Cliff Cottage is serviced by oil central heating and double-glazed windows throughout.

Nestled in the picturesque village of Tatenhill, the property is ideally placed for both countryside living and convenient access to amenities. The village offers a historic church, hall, and traditional pub, with further everyday facilities available in nearby Barton under Needwood and Burton upon Trent. The area boasts excellent transport links via the A38, with swift routes to Lichfield, Derby, and Birmingham, along with rail connections to London. The region is well served by reputable schools including All Saints Primary (Rangemore) and John Taylor High School, as well as independent options such as Repton, Lichfield Cathedral, and Denstone College.

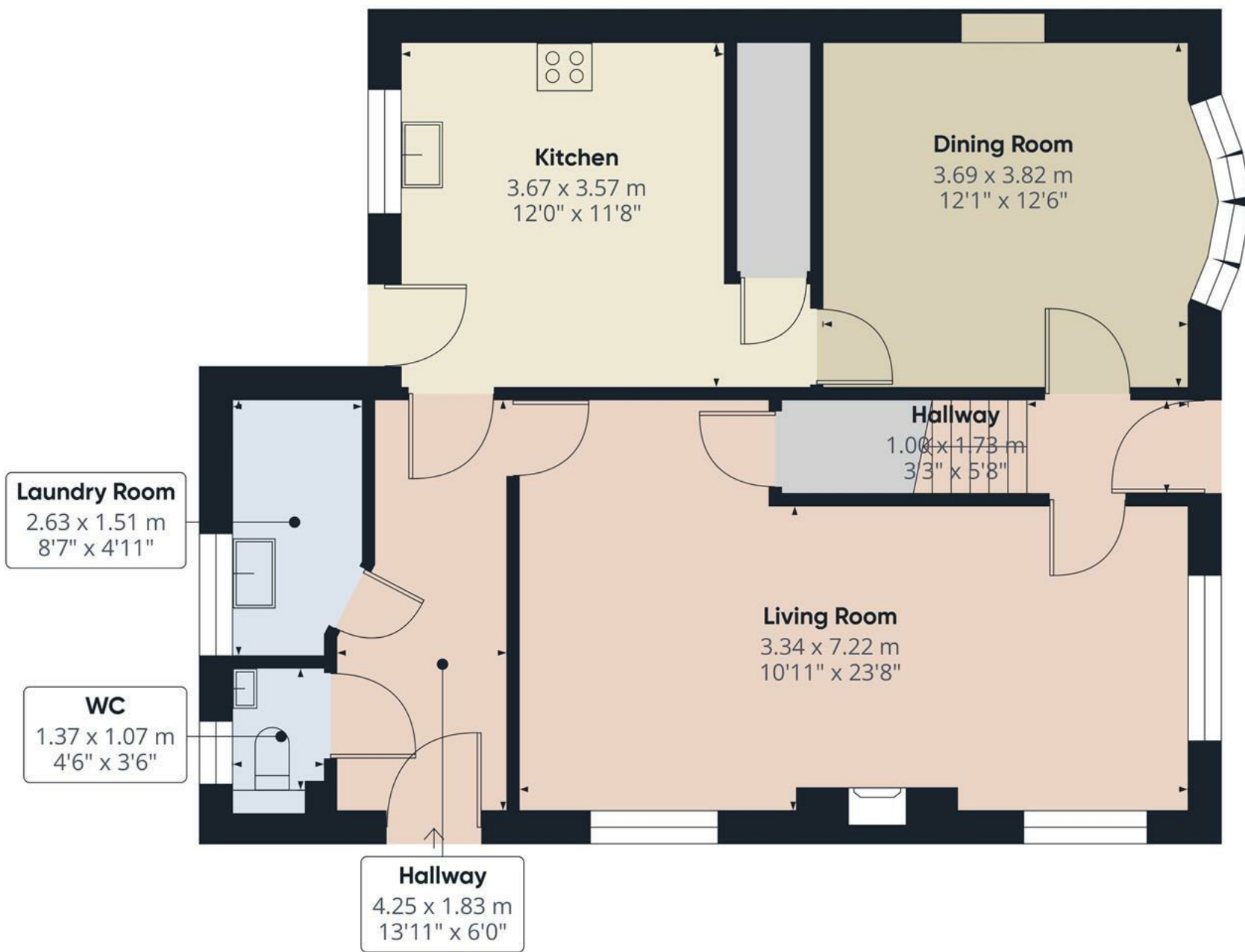












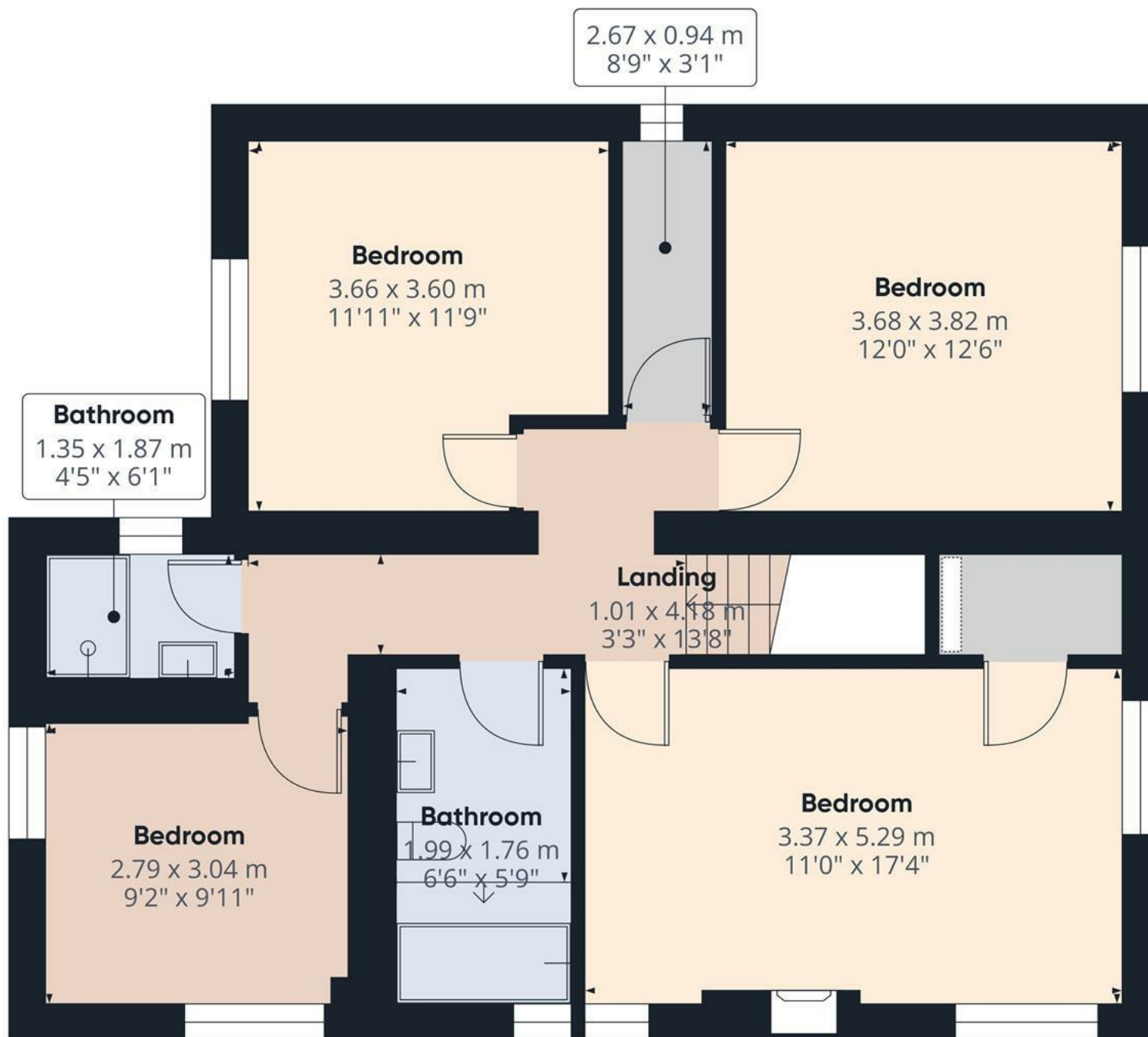
Approximate total area⁽¹⁾

75.4 m²
811 ft²

(1) Excluding balconies and terraces

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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Floor 1 Building 1

Approximate total area⁽¹⁾

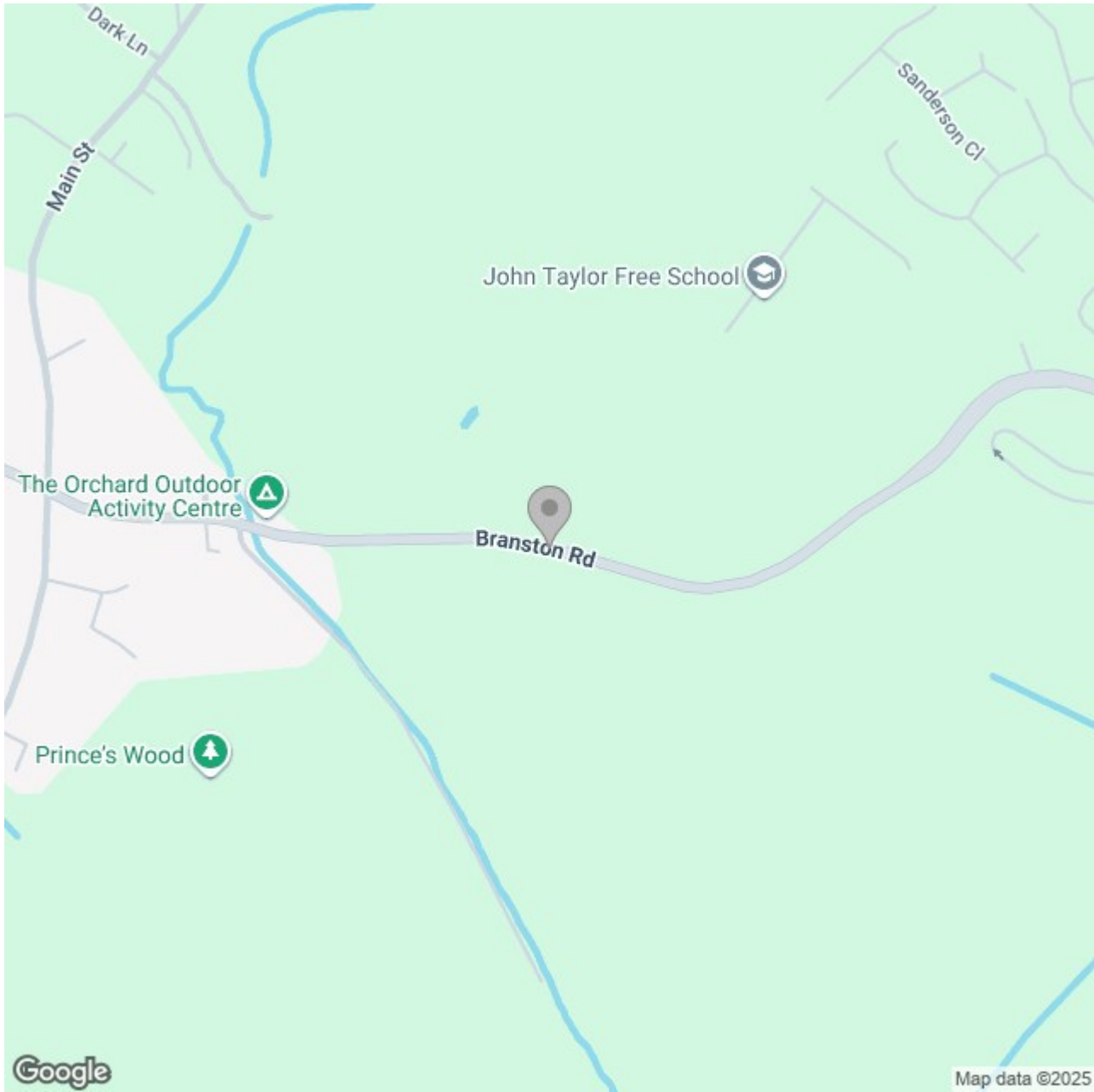
71.1 m²

764 ft²

(1) Excluding balconies and terraces

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) 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