

Rose Cottage

Bretby, DE15 0RD

John German



John German



Rose Cottage

Bretby, DE15 0RD

£595,000

This charming character period cottage set on a wonderful garden 0.19 acre garden plot in beautiful countryside surroundings features four bedrooms and two bathrooms together with two reception rooms, kitchen and a study. Ready to move into yet with plenty of potential and the advantage of no chain.

On the market for the first time in over four decades, Rose Cottage, formerly the village blacksmith's cottage and post office, is a charming 220-year-old country property in a beautiful conservation area. It has extensive views over neighbouring fields and also has the advantage of being chain free.

Set on an established garden plot with a gated drive, the cottage offers superb potential to modernise and extend subject to planning should a buyer wish, yet it is comfortable enough to move into and enjoy.

The countryside location of this cottage is within easy reach of the nearby village of Repton, famous for its school, together with popular pubs; the towns of Burton on Trent, Ashby de La Zouch and Derby are all within easy reach.

The gate opens to a path through beautiful gardens to the front porch. The sitting/dining room with views to front offers a lovely room with beams and with a fireplace, and doors leading off.

The lounge is a superb light room with dual aspect windows framing garden views. A decorative fireplace and beams add a character feel.

The kitchen with views over a neighbouring paddock to rear is fitted with a range of units, an integrated oven and hob, space for additional appliances and a doorway through to the rear lobby with shelving and a door out to the rear.

The home office/study offers ideal work from home space or a snug with lovely views, door to side access. Completing the ground floor is a modern fitted shower room.

Upstairs, the landing has doors leading off to four bedrooms and the family bathroom. The master bedroom is huge, a superb bedroom with fitted wardrobes offering plenty of storage and with garden views. Bedrooms two and three are both double bedrooms. Bedroom four is a comfortable single bedroom. The bathroom is functional and ready to modernise.

The garden plot is magnificent, setting off Rose Cottage to its best advantage, with shaped lawns and established borders, ideal for horticulture enthusiasts, and with a useful shed/garden storage to side.

Agents notes: There is no mains gas although this could be installed if preferred over the current oil central heating system.

Rose Cottage is in Bretby Conservation Area

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Gated driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Derbyshire District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11092026

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.









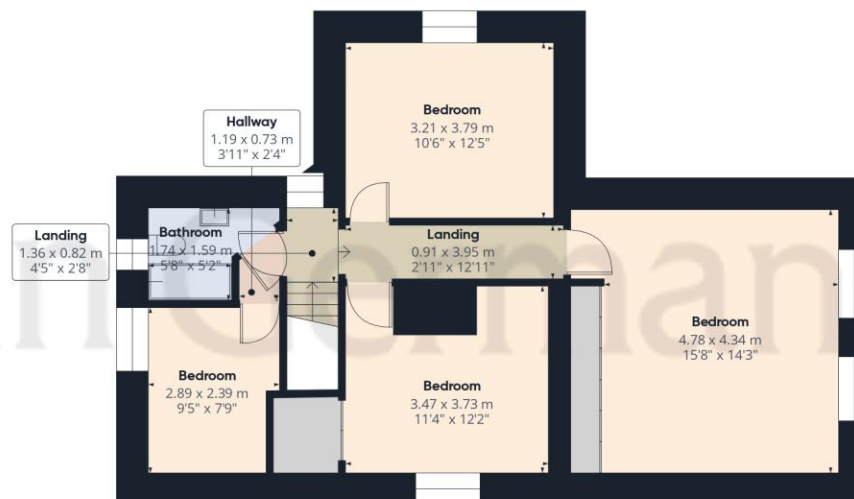


John German





Ground Floor



Floor 1



Approximate total area^m

131.6 m²

1415 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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



John German
129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW
01283 512244
burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



