



Guide Price £699,995

4 Bedroom Character Property for sale
THE RISE MOORES HILL, BURTON-ON-TRENT



EweMove
SALES AND LETTINGS



Overview

A rare addition to the market, having belonged to the same family for generations. "The Rise" sits proud in the village of Tatenhill. This three-storey late Georgian property showcases period features with a modern touch. It is definitely worthy of a viewing!



Key Features

- Impressive Late Georgian Period Home
- Wealth of Original Features
- Stunning Kitchen/Diner With Log Burner
- Two Reception Rooms
- Four Double Bedrooms & Fifth Study/Children's Room
- Ensuite & Family Bathroom
- Front & Side Landscaped Gardens With Summer House
- Expansive Driveway
- Prime Village Location - Rural Views
- John Taylor School Catchment









INTERNAL ACCOMMODATION

There are three floors to explore plus a handy basement found via a set of steps hidden under the stairs. The ground floor boasts a formal living room with log burner and a bay window with picture views of the garden.

A comfortable snug/home office adjoining the living room creates an intimate and cosy ambiance.

The kitchen diner is an absolute stunner with light flooding the room and a log burner to keep you warm and cosy. Fitted with white shaker style units with a breakfast bar and integrated Bosch appliances including an oven, ceramic hob, dishwasher, fridge and two freezers.

There is also a separate utility room/hobby room as well as a ground floor cloakroom/boot room.

A grand staircase with a half landing seating area takes you to the first floor where you will find two double bedrooms overlooking the front grounds, one of which is complete with an en-suite shower room and walk-in wardrobe. There is also a third double bedroom and a family bathroom to the rear of the first floor.

A quirky staircase leads to the second floor which is home to the fourth bedroom.

GROUNDS

A gate to the front of the property leads to a spacious gravelled driveway.

The secluded gardens to the front and side are an absolute delight to explore. There is a spacious summer house offering a peaceful haven in which to relax and unwind.

TATENHILL

The property lies in the heart of Tatenhill, being within close reach of both local amenities and picturesque surrounding countryside. This delightful village is home to a historic church, village hall and a traditional village pub, all being steps from rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed.

LOCATION

Local amenities are available in either Branston or Barton under Needwood, where a doctors, pharmacy, post office, shops, cafe and pubs can be found, and the property is situated 2 miles from Burton on Trent where there are comprehensive everyday amenities including supermarkets, restaurants and gyms.

Tatenhill enjoys a strategic location just south of Burton upon Trent, granting easy access to the A38 for travel to Lichfield, Derby, and Birmingham. Regional and national rail travel is readily available from Burton upon Trent, Lichfield, and Tamworth, providing direct links to major cities and international airports such as Birmingham and East Midlands.

For fitness and leisure enthusiasts, St George's Park and Hoar Cross Hall are just a short drive away, offering excellent facilities. Branston Golf & Country Club, with its family-friendly amenities, is also a mere 10-minute drive from your doorstep.

MUST BE VIEWED

Offering endless possibilities, envisage your future in this exquisite period home. Contact us today to schedule your private viewing.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional.

Parking: Private gravelled driveway.

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: connected to mains drainage).

Heating: Oil central heating.

Conservation Area: Yes.

Tree Preservation: Yes.

Broadband: 1600 (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: F

Council Tax rating: F

Rights of way: The neighbouring property benefits from a right of way via a footpath to the front which provides pedestrian access only.

Roof: Replaced in 2003.

We are required by law to comply fully with The Money Laundering Regulations Act 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 Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. 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.

Floorplans

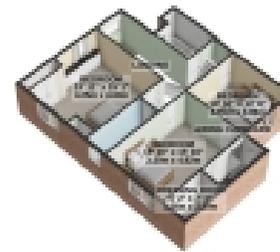
BASEMENT LEVEL
239 sq.ft. (22.2 sq.m.) approx.



GROUND FLOOR
2172 sq.ft. (201.8 sq.m.) approx.



1ST FLOOR
176 sq.ft. (16.3 sq.m.) approx.



2ND FLOOR
127 sq.ft. (11.7 sq.m.) approx.

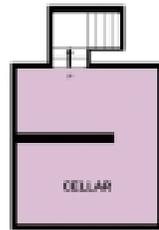


TOTAL FLOOR AREA : 2829 sq.ft. (263.7 sq.m.) approx.

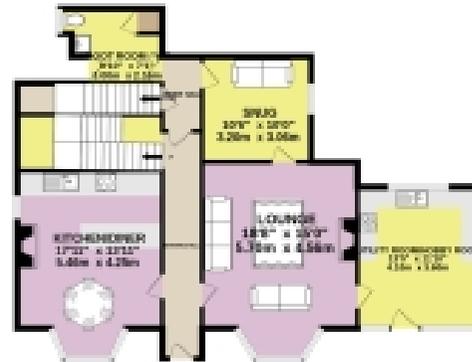
For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

Basement
1,627 sq.ft. approx.



Second Floor
1,127 sq.ft. approx.



Third Floor
1,000 sq.ft. approx.



Fourth Floor
1,000 sq.ft. approx.



TOTAL FLOOR AREA: 2322 sq.ft. (215.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Marketed by EweMove Barton-under-Needwood

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