



£550,000

4 Bedroom Cottage for sale

Swallow Cottage 1 Chapel Lane, Rangemore, Burton-on-Trent



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SALES AND LETTINGS





## Overview

Swallow Cottage is a charming, detached period home dating back to the early 1800s, formerly forming part of the prestigious Rangemore Hall Estate making it an excellent opportunity for families or buyers seeking a distinctive period property in a desirable village setting. Call now to book your viewing!



## Key Features

- Extended and sympathetically improved throughout
- Three versatile ground floor reception rooms
- Four well-proportioned first floor bedrooms
- Recently fitted kitchen and contemporary shower room
- Wealth of original character features including fireplaces, exposed flooring & beams
- Secure gated off-road parking with detached single garage
- Generous west-facing rear garden
- Highly sought-after village location
- Village Primary School & Nursery
- JohnTaylor Catchment









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Over the years, the cottage has been thoughtfully extended and sympathetically enhanced to create a beautifully balanced family home, blending historic character with modern comfort.

Approaching 1,500 sq ft of accommodation, the property is arranged over two storeys and retains an abundance of traditional features throughout, including cast iron fireplaces, exposed floorboards, parquet flooring and character windows. The ground floor offers exceptional versatility with three reception areas, comprising a generous lounge, a cosy snug, a well-appointed kitchen opening into a dining area, and a delightful garden room overlooking the rear garden. A guest cloakroom and rear lobby complete the ground floor layout.



Upstairs, the first floor provides four well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, along with a recently refitted and stylish family shower room.

Externally, Swallow Cottage continues to impress. Secure wooden gates open onto a gravelled driveway providing ample off-road parking, leading to a detached single garage. To the rear lies a generous, fully enclosed west-facing garden, featuring a secluded decked seating area ideal for entertaining, a large lawn, mature trees and fruit trees, creating a peaceful and private outdoor retreat.

The property lies in the heart of Rangemore, 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 primary school, all being steps



from rolling Staffordshire countryside where walking, cycling and equestrian pursuits can be enjoyed.

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 3 miles from Burton on Trent where there are comprehensive everyday amenities including supermarkets, restaurants and gyms.

Rangemore 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.

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

Tenure: Freehold

Property Construction: Traditional.

Parking: Private gravelled driveway & detached single garage

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: connected to mains drainage.

Heating: Oil central heating.

Conservation Area: Yes.

Tree Preservation: No.

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.)

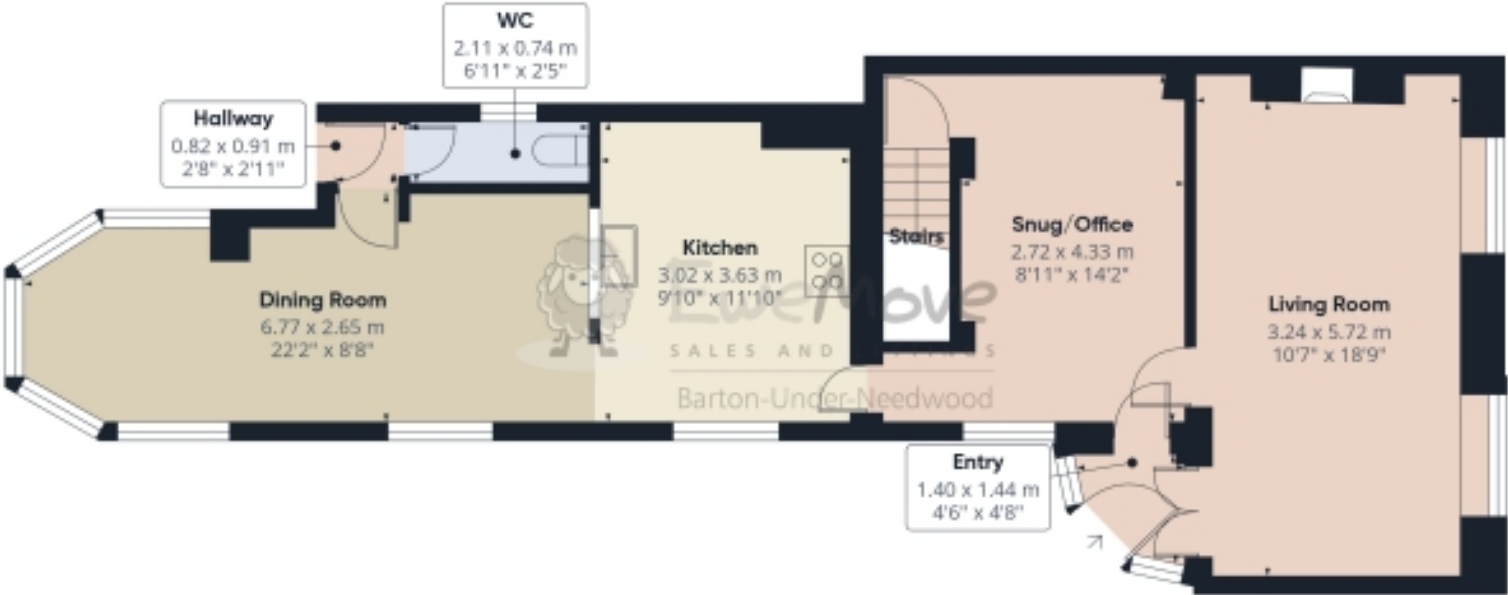
EPC rating: F.

Council Tax rating: E.

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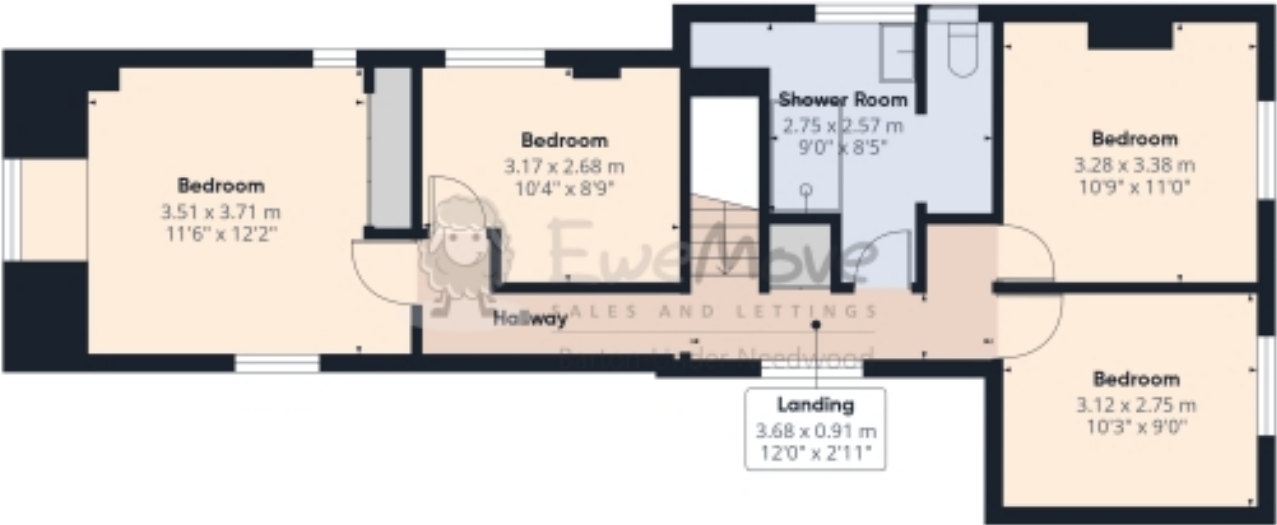


# Floorplans



Floor 0

Approximate total area<sup>®</sup>  
127.2 m<sup>2</sup>  
1366 ft<sup>2</sup>



Floor 1

(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.

GRAFFI360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		





Marketed by EweMove Barton-under-Needwood

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