

# Town Hill

Yoxall, Burton-on-Trent, DE13 8NN

John German









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£850,000



**This enchanting Grade II listed country cottage is brimming with charm and character set in delightful established gardens enjoying fabulous rural views. It has been extended to offer a stunning family home including 3 reception rooms, wonderful dining kitchen with roof lantern, 4 bedrooms and 3 bathrooms all set in a superb edge of village location.**



Offering the very best of country living is this fabulous Grade II listed residence set in magnificent and well established gardens enjoying views over rolling countryside yet still conveniently placed only a short walk away from the village centre where there is a popular pub, primary school and village store. It also falls in catchment of the ever popular John Taylor High School in the neighbouring village of Barton under Needwood, and is well placed for the nearby centres of Lichfield having excellent train services to London Euston, Uttoxeter, Burton on Trent, Derby, Birmingham and beyond.

This home has a real escape to the country feel combined with a stunning character interior that has been extended and sympathetically extended by the current owners to offer an exceptional family home, ideal for multi generational living or a large family.

The plot enjoys a high degree of privacy and the stunning gardens comprise extensive lawns, pretty and abundantly stocked borders, mature trees, various seating and patio areas and a delightful duck pond with a duck house, all enjoying fabulous views over rolling countryside. The gardens really are a must see and perfect to enjoy in all seasons. A generous expansive gravelled courtyard provides plenty of parking. An oversized double garage has been converted to work area and garden storage.

The cottage itself enjoys a wealth of character including beamed ceilings, latch doors and fireplaces. There are multiple reception rooms offering versatility, the first of which is a superb characterful, beamed dining room that is L-shaped, enjoys a dual aspect and has a study area. Next is the cosy snug again with a beamed ceiling, an inglenook style fireplace has revealed brickwork and houses a log burning stove set upon a tiled hearth. A window frames views across the gardens.

The principal living room is another dual aspect room filled with light and generous in size, ideal for the family or entertaining having a beamed inglenook fireplace with stove style fire and windows either side.

At the heart of the home is the stunning open plan dining kitchen with a magnificent roof lantern pouring in plenty of natural light in addition to French doors opening out to the garden. Equipped with an extensive range of units complemented by Corian work surfaces over, integrated gas hob, double oven, extractor hood, dishwasher and fridge. A tiled floor runs throughout, there is plenty of space for a large dining table plus a concealed pantry cupboard. A door leads to a rear entrance hall off which is a lovely utility room with bespoke fitted base and eye level units, Corian work surfaces, fridge, freezer, quarry tiled floor, wall mounted central heating boiler plus a window and door to the garden.

Completing the ground floor is a very useful shower/laundry room with a shower cubicle, low level WC, wash hand basin, fitted units and window.

A staircase leads to the first floor accommodation where an extension has created an outstanding master bedroom having a vaulted ceiling, fitted wardrobes and a Juliet balcony framing stunning views across the garden and countryside beyond. It also has its own luxurious ensuite bathroom comprising bath with shower over, tiled surrounds, low level WC, wash hand basin, fitted cupboards and skylights.

Two separate staircases lead to three further superb and characterful bedrooms, bedroom two features a cast iron fire surround, revealed timbers, useful storage cupboard and a painted chimney breast. Bedroom three also features an ornate cast iron fireplace, revealed timbers and views over the garden while bedroom four, a comfortable single is currently used as a home office/study.

There is a 'Jack and Jill' style family bathroom with a roll top bath set on claw and ball feet, pedestal wash hand basin, WC and bidet.

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

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** ADSL copper wire

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:** East Staffordshire Borough Council / Tax Band

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10052024

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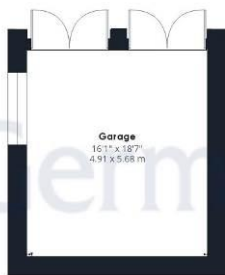




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2124.53 ft<sup>2</sup>


197.38 m<sup>2</sup>

Reduced headroom

77.64 ft<sup>2</sup>

7.21 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## Agents' Notes

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