

Bond End

Yoxall, Burton-on-Trent, DE13 8NH

John
German





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£950,000

A Grade II listed Georgian home standing on a 0.36 acre garden plot with electric gates, with both the first and second floors beautifully renovated with the ground floor ready to renovate and refurbish in your own style, together with planning to add a stunning open plan kitchen/dining/living space and create an annexe from existing outbuildings. Benefitting from John Taylor catchment.

Situated in the sought after Staffordshire village of Yoxall, in wonderful countryside surroundings together with a local popular pub, good primary school and outstanding secondary school catchment in John Taylor, this is a fantastic location for a family buyer, also being well placed for the nearby centres of the cathedral city of Lichfield with excellent train services to London, and also the neighbouring towns of Burton on Trent, Uttoxeter, the cities of Derby, Nottingham and Birmingham all within easy reach.

This elegant and substantial home is perfect for those seeking a property they can put their own stamp on, partway through a renovation with the top two floors showcasing stunning interiors blending both new and old, with five beautiful bedrooms and two exceptional bathrooms. The ground floor offers amazing potential with four reception rooms to modernise in your own style, together with planning permission to add an outstanding open plan kitchen/living/dining room. Set on a wonderful 0.36 acre garden plot behind remote electric gates opening into a large expansive driveway, together with spacious lawned gardens with established hedging. Large detached double garage perfect for a car enthusiast or those looking for a workshop/hobby space. With a handsome Georgian exterior and Victorian additions, the period feel begins with a door with pillars either side opening into a reception hall with cloaks storage cupboard and useful understairs storage cupboard, staircase off to the first floor and doors leading off. The ground floor features flowing space with four reception rooms including a living room, sitting room, handy home office and a cosy snug. Throughout the ground floor the property has been stripped back offering the buyer a fantastic opportunity to renovate and refit in a similar style to the first and second floors. We understand from the owners the footings are already in for the planning permission granted for a fabulous open plan kitchen/dining/living space, with a large roof lantern over, and with designated spaces for both dining and living, plus a veranda to rear. The plans also show a useful side entrance porch leading into a proposed utility/boot room offering a practical second entrance perfect for when returning from countryside walks. Part of the planning permission is also for the outbuildings to rear which currently is a stable block and a large detached out house with a handy utility room and shower room area. With a proposed plan to create a superb one bedroom self contained annexe with living area, entrance hall, bathroom and bedroom, together with two attached storage rooms. Stairs rise from the hall to a galleried landing, the top two floors showcase a period home elegantly styled and beautifully refurbished sympathetically to the building's Georgian origins and Victorian additions. The master bedroom is a light filled room with two sash windows and bespoke full height fitted wardrobes with cupboards above providing plenty of storage; a fabulous bedroom together with a stunning ensuite shower room with claw and ball feet bath, separate glazed shower enclosure, two period style towel radiators, WC and a lovely wash basin set in a marble surface with fitted cupboards under. Also having a skylight, revealed beams, an ornate tiled floor and a good sized built-in storage cupboard. The second bedroom offers a lovely and spacious double with fitted wardrobes providing storage and a sash window framing views across the front gardens and beyond. Across the landing is a wonderful third bedroom with immense character, currently used as a first floor sitting room with revealed beams and timbers, and sash window framing views to front. The split level shower room is also wonderfully renovated, with a fitted vanity unit with marble work surface, inset basin, mirror and lighting over, WC and a large glazed shower enclosure, together with tiled floor through and towel rail/radiator plus a skylight and low level window pouring in plenty of natural light. The second floor has also been sympathetically renovated and offers potential for a variety of uses, with an amazing character bedroom having high vaulted ceiling, revealed beams and spotlights, together with fitted wardrobes plenty of storage and dormer style window to rear. There is potential for additional storage space on the landing, and across from the bedroom is a lovely fitted kitchen diner equipped with a range of base and eye level units with work surfaces over, freestanding oven and hob and space for further appliances. There is space for a good sized dining table, a perfect retreat at the top of the building to enjoy while renovations take place. The kitchen could be retained to create a teenage style annexe at the top of the building, or it could easily be removed and converted back to a bedroom. The property also has the benefit of a range of outbuildings including former stables, out house/utility and form part of the planning permission for these to be converted into the previously mentioned one bedroom annexe. We understand the footings are already in place to extend the kitchen/living/dining space ready for a buyer to complete with more information on the planning permission under reference P/2019/00606.

Agents note: The property is Grade II listed and in a conservation area. There are Tree Preservation Orders on two yew trees.

What3Words: mango.deriving.tradition

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:** Driveway and garage **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

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

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

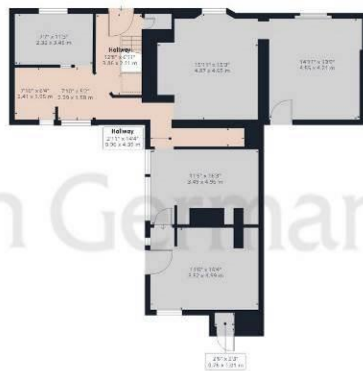
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

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







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾3516.75 ft²326.72 m²

Reduced headroom

74.4 ft²6.91 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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John German

21 Main Street, Barton under Needwood, Burton-On-Trent, Staffordshire, DE13 8AA

01283 716806

barton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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