

# Bank Cottage

Woodhouses, Yoxall, Burton-on-Trent, DE13 8NR

John German





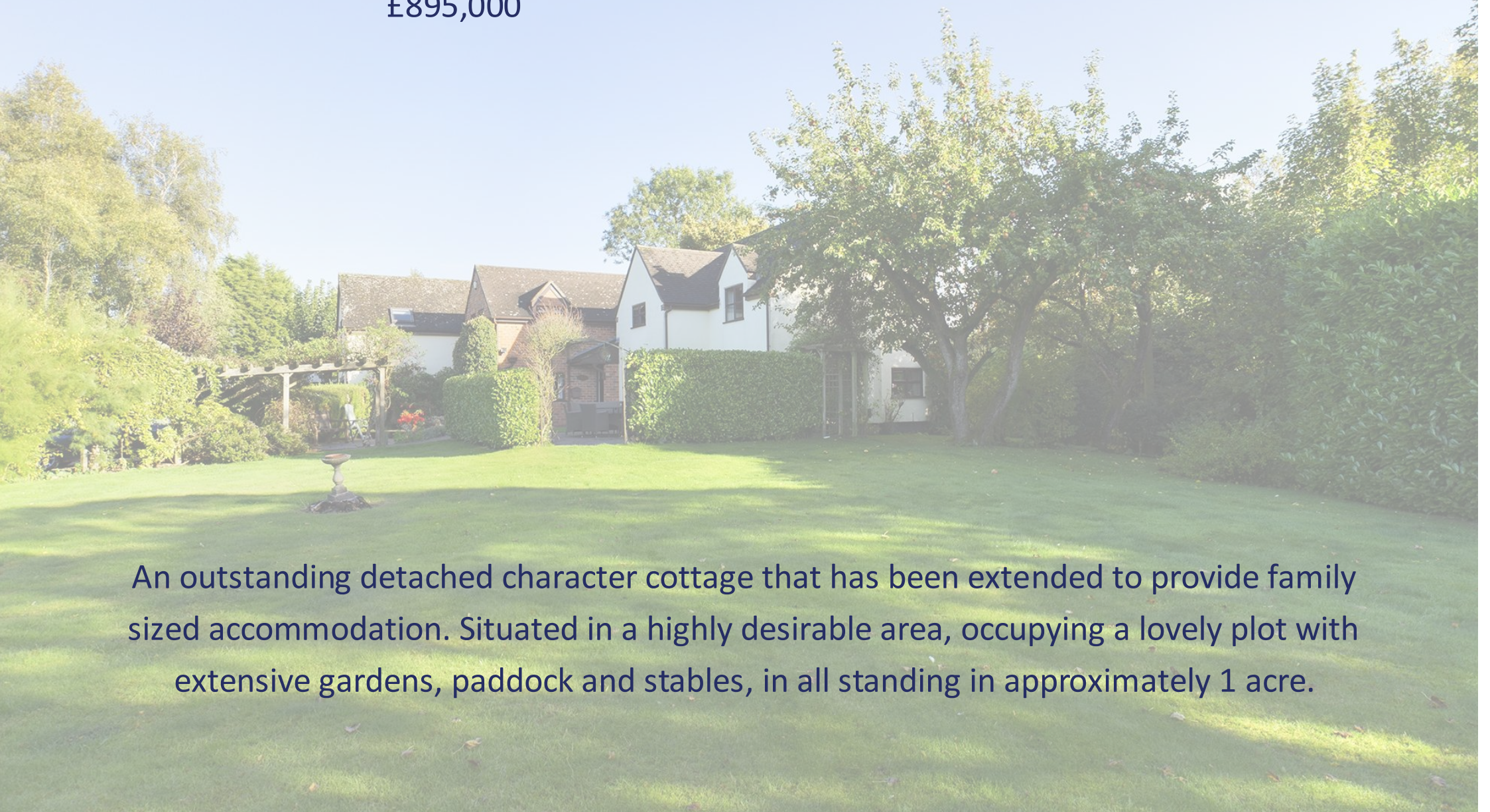




# Bank Cottage

Woodhouses, Yoxall, Burton-on-Trent, DE13 8NR

£895,000



An outstanding detached character cottage that has been extended to provide family sized accommodation. Situated in a highly desirable area, occupying a lovely plot with extensive gardens, paddock and stables, in all standing in approximately 1 acre.



Accommodation - Step inside the spacious reception hall that provides a charming and welcome introduction to this lovely property. It has a beamed ceiling and cloakroom off having a cloaks cupboard and a separate guest's WC fitted with a two-piece suite and attractive tiling.

The superb dining kitchen has an excellent range of tasteful modern units with contrasting granite work surfaces and drainer incorporating a recessed stainless steel sink. Integrated appliances include an AEG oven with separate combination oven, five burner gas hob, fridge and freezer. There are beams to the ceiling that continue into the spacious dining area.

A separate beamed dining room has dual aspect windows and a charming lounge has a focal log burner, a front facing bow window and double French doors opening to the rear terrace.

A utility room has space and provision for domestic appliances, an outer door and a door leading to the garden room which has double French style doors to the front sun terrace, a cupboard housing the gas fired boiler and a lobby which has access to the garage and a second flight of stairs to the first floor.

On the first floor there are five bedrooms, the principal bedroom has an extensive range of fitted furniture and the luxury of its own en suite comprising spacious shower, wash basin, WC, vertical radiator and splendid tiling.

There four further bedrooms, three of which have fitted furniture and one has a WC and wash basin off. The fifth bedroom is exceptionally spacious and has the potential to provide a 'suite' or home office if required.

The luxurious family bathroom has a contemporary suite comprising freestanding oval bath, separate shower, WC and wash basin set into integrated units, two vertical towel radiators and exquisite full height tiling.

Outside - Bank Cottage is approached by a long tarmac drive and the first part of the drive will be shared with our clients as they intend to retain part of the paddock, giving access to a further spacious gravelled parking area that is capable of parking numerous vehicles. There is an integrated double garage in addition to a further garage/store.

Immediately to the rear of the property is a lovely sun terrace ideal for outdoor dining and entertaining together with an extensive lawn to the side screened by a mature hedge.

A very private front garden is again screened by mature hedges and has two lawned areas with established borders, a further terrace plus a greenhouse.

From the drive there is access to a stable block comprising two stables and a tack room. Beyond this lies a private paddock.

The property is located in an extremely desirable area on the rural outskirts of the village of Yoxall that has a primary school, village shop, welcoming country pub and a church.

Nearby Barton under Needwood offers a wide range of amenities including shops, pubs, doctors, pharmacy, John Taylor High School and Barton Marina. Yoxall is also ideally placed for transport links including the A38 and A50 connecting Derby, Lichfield, Birmingham, Nottingham and beyond.

Please note that the plan is not to scale and for guidance purposes only. The first part of the driveway which is hatched will be shared.

Our clients are in the process of submitting a planning application for an additional dwelling on the area of paddock that they are retaining.

**Note:** There are covenants listed on the land registry document, a copy of which is available for inspection upon request.

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

**Services:** Mains water, gas and electricity. Drainage is to a private septic tank. Purchasers are advised to satisfy themselves as to their suitability.

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

**Our Ref:** JGA/17102022

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

























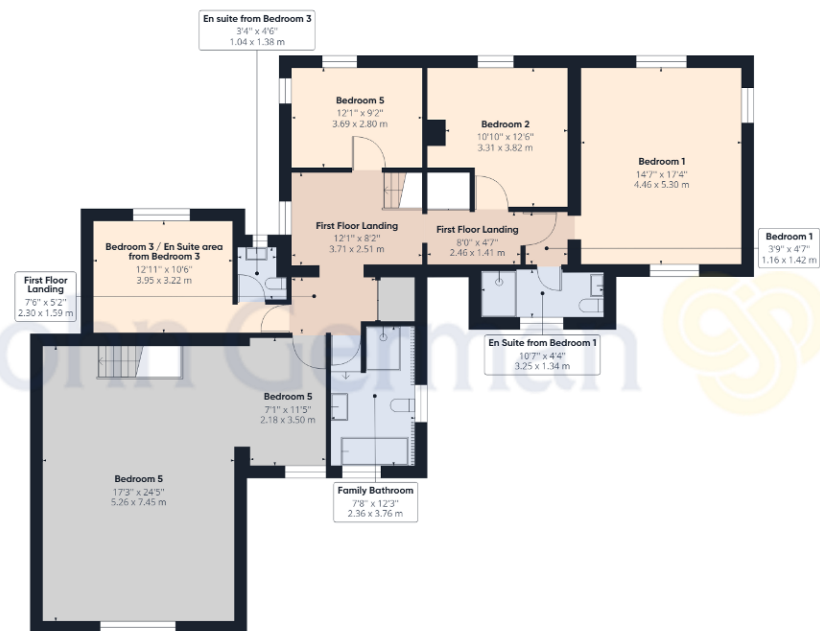
Ground Floor Building 1

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

3118.17 ft<sup>2</sup>  
289.69 m<sup>2</sup>

Reduced headroom

2.36 ft<sup>2</sup>  
0.22 m<sup>2</sup>



First Floor Building 1

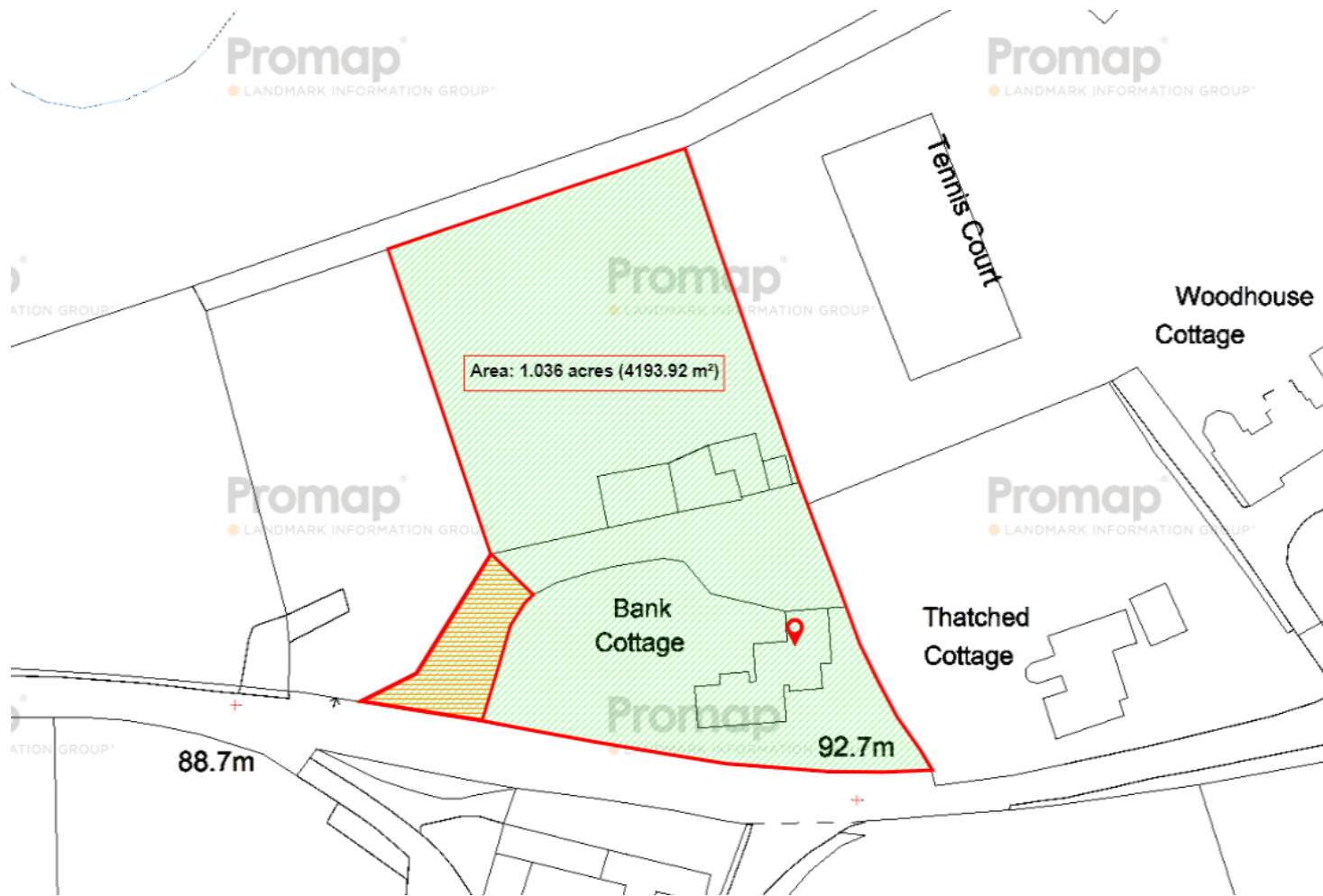
(1) Excluding balconies and terraces

 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

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		78   c
55-68	D	67   d	
39-54	E		
21-38	F		
1-20	G		



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