

# Yew Cottage

Wigginton Field Barns, Wigginton, Tamworth, B79 9LH

John  
German





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£579,950

**Enjoying breathtaking countryside views, Yew Cottage is a gorgeous grade II listed barn conversion situated in a small private development in the ever-popular village of Wigginton.**

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Yew Cottage is a gorgeous Grade II listed barn conversion nestled in a small private developments of barns offering breathtaking countryside views located in the ever popular village of Wigginton. Situated on the rural outskirts of the village which has a friendly local pub, Wigginton is approximately 9 miles from the Cathedral City of Lichfield which has a vibrant range of classy bars and restaurants and includes a Michelin Star restaurant. Both Lichfield and Tamworth have main line railway stations and some of the faster services take approximately 1 hour 20 minutes to London Euston. The city centre of Birmingham is approximately 25 miles away. (Distances taken from AA route planner. Birmingham central taken as The Bull Ring and Grand Central post code and Lichfield is the Bore Street post code).

Internally the barn offers over 1,350 square feet of accommodation spread over two floors and has recently had all new aluminium windows and doors installed with the benefit of a five year warranty remaining.

**Accommodation** - A front entrance door opens into the hallway having a guest's cloakroom off that has a useful storage cupboard. The heart of the home is the impressive open plan lounge/dining room with feature oak beams to the ceiling and exposed brickwork. The lounge area has a double glazed window to the front aspect and the dining area has a staircase to the first floor landing and a door leading to the rear garden. The kitchen is fitted with an excellent range of matching grey base, wall and drawer units with roll top work surfaces over and feature tiled surrounds, an inset single drainer sink unit with hot and cold mixer tap, space for a range style cooker, plumbing for a washing machine plus a further recess and points for additional electrical appliances. Flagstone flooring runs underfoot, there are beams to the ceiling and windows to the front, side and rear.

Upstairs, there are three well proportioned bedrooms all with vaulted ceilings. The master bedroom is particularly impressive with exposed brickwork and oak beams, a window to the front aspect and its own private en-suite shower room. Bedroom two also has a vaulted ceiling with oak beams and exposed brick work plus windows to rear aspect and side. Bedroom three is a single bedroom which could be used as a nursery or even a home office. Completing the first floor is the modern family shower room having a walk in shower unit with side shower screen and chrome coloured shower fitment, low level WC and pedestal hand wash basin.

Outside there is a beautiful courtyard style private rear garden having various seating areas with sandstone paving, mature and well stocked borders packed with a variety of plants, trees and shrubs. Gated access leads to the rear parking space. To the front of the property there are a further two parking spaces.

**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.

Annual charge of £1,020 payable to Wigginton Fields Barns Association. The property is located in a conservation area.

**Property construction:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Septic tank shared with the seven neighbouring properties

**Heating:** Oil fired central heating – New boiler installed in 2021 and was last serviced February 2025

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

**Broadband type:** Fibre

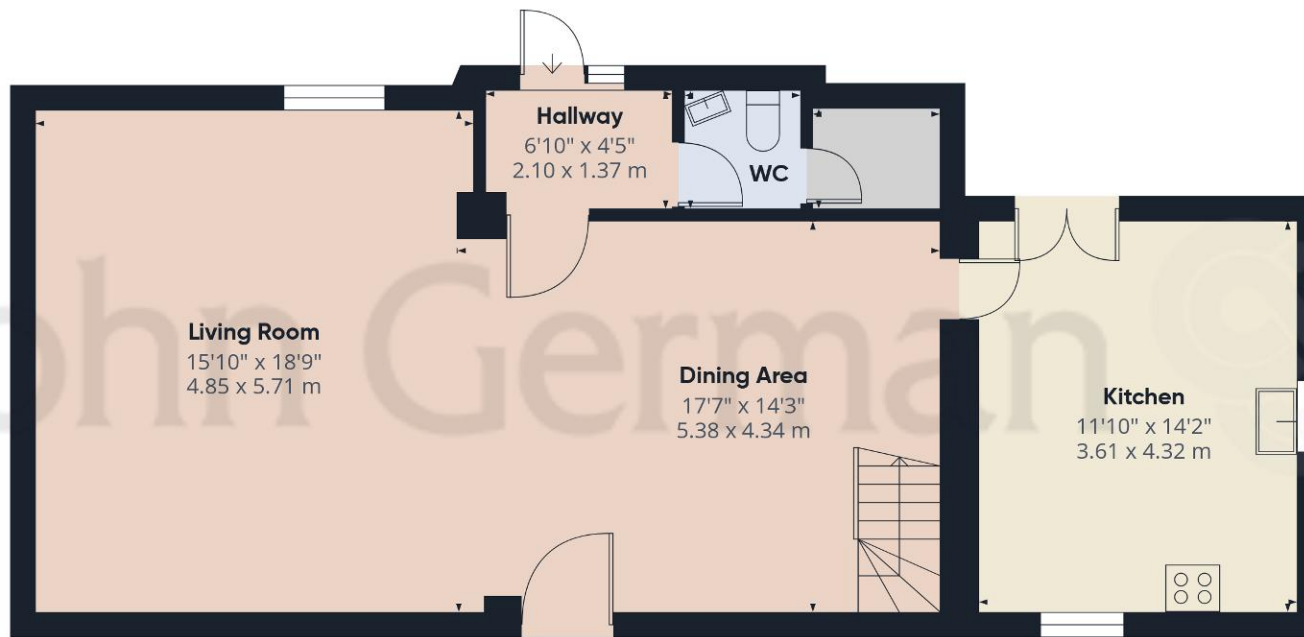
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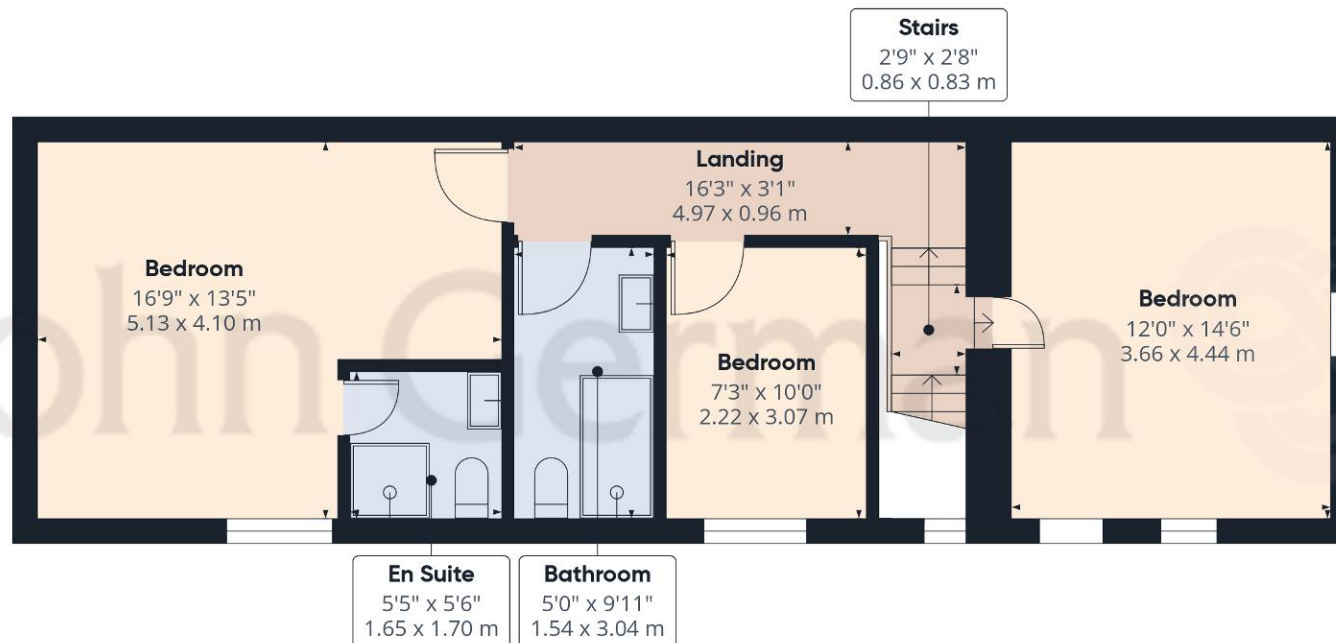
**Local Authority/Tax Band:** Lichfield District Council / Tax Band E







Ground Floor



Floor 1

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

1367 ft<sup>2</sup>

127 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Useful Websites: [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
Our Ref: JGA/03102025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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