



Woodmill House Farm, Woodmill, Yoxall, DE13 8PG



Set within an impressive five acre plot including a private fishing lake is Woodmill House Farm, an elegant character residence showcasing generously proportioned interiors, four double bedrooms and a range of outbuildings offering superb scope for ancillary accommodation, a work from home suite or onsite equestrian facilities. Thought to date back to the 17th Century with further additions made in 18th Century, this handsome Grade II Listed countryside property has been a much loved family home since the 1960s, having been well maintained throughout with modernisations over time to include the installation of an oil central

heating system in 2010 and a refitted boiler in 2021. Woodmill House Farm enjoys a tranquil setting with views over the private fishing lake and to countryside beyond, and this quintessentially English residence offers a rare opportunity to acquire a stunning home in this prestigious location.

The entrance hall opens into two well proportioned sitting rooms, both of which enjoy lake views and open fireplaces. An oak framed Orangery overlooks garden and lake views, and the farmhouse dining kitchen boasts a wealth of character including exposed brickwork, an Aga and the original bread oven.

In addition, also set to the ground floor are a utility room with pantry, a useful boot room and a shower room. Four double bedrooms are set over the first and second floors being serviced by luxury family bathroom. Outside, two points of gated access from the lane provide parking for a number of vehicles to either a rear courtyard and a formal drive to the fore of the property. A range of outbuilding including stables, a large garage, workshop and a home office provide a range of potential uses (subject to planning consent), and the established grounds total 5.1 acres of formal gardens, woodland and a stunning private fishing lake.

Affectionately known as the gateway to Hoar Cross, the rural hamlet of Woodmill is a desirable location enjoying peaceful surroundings and countryside views. The hamlet lies partway between Yoxall and Hoar Cross and is formed by a collection of rural homes and working farms, with amenities easily accessible in nearby towns and villages. Yoxall is around one mile away and is home to a vibrant community centred around the character High Street where pubs, a convenience store, a butchers, Scouts and Guides Groups and a Health Centre can all be found. St Peters Primary School in the village feeds into John Taylor High in Barton under Needwood, both of which maintain an Ofsted Outstanding rating, and Barton under Needwood offers additional local amenities including a Post Office and Co-Op.

There are also an excellent range of independent schools in the area including Repton, Abbots Bromley and Denstone. The A38 and A50 are both within easy reach allowing for travel to the commercial centres of Burton on Trent, Lichfield, Birmingham, Uttoxeter and Nottingham, rail travel from Lichfield provides direct links to Birmingham and London, and the International Airports of East Midlands and Birmingham are each within an hour's drive.

- Grade II Listed Countryside Residence
- Five Acre Grounds with Private Lake
- Countryside Views & Idyllic Rural Setting
- Wealth of Character & Potential
- Range of Outbuildings – Scope for Ancillary Accommodation, Work from Home etc
- Two Reception Rooms & Orangery
- Farmhouse Dining Kitchen
- Utility with Pantry & Shower Room
- Entrance Hall, Rear Hall & Boot Room
- Four Double Bedrooms & Luxury Bathroom
- Gated Entrance & Ample Parking
- Stables, Workshop & Garaging
- Home Office & Store Room
- Stunning 5 Acre Grounds
- Idyllic Private Fishing Lake
- Well Placed for Schools, Local Amenities & Commuter Routes





Stone steps rise to the front door leading to the **Entrance Hall**, having doors opening into:

**Sitting Room** 4.26 x 4.26m (approx. 13'11 x 13'11)  
A well presented reception room having window to the front aspect with lake views and an open fireplace

**Family Room** 4.22 x 3.65m (approx. 13'10 x 11'11)  
Another well presented reception room having window to the front with lake and garden views and an open fireplace. Opening into:

**Dining Kitchen** 7.2 x 4.8, 3.48m (approx. 23'7 x 15'8, 11'5)

This open plan style farmhouse space features a generous formal dining room and bespoke farmhouse style kitchen. The Kitchen comprises a range of base, full height and island units housing an inset Armitage Shanks Belfast sink, an oil fired Aga and spaces for appliances including fridge freezer and electric oven. A door opens into the **Boot Room** and the kitchen features an impressive inglenook with the original bread oven to one side. The **Dining Area** has a wealth of exposed brickwork and double doors open into:

**Oak Framed Orangery** 4.53 x 4.23m (approx. 14'10 x 13'10)

Having feature exposed brickwork, terracotta tiled flooring and windows overlooking the idyllic gardens and lake. Double doors open out into the gardens

A door from the **Dining Area** opens into the **Rear Hall**, where doors open both into the gardens and out onto the driveway. a further door leads into:

**Utility Room** 3.01 x 2.57m (approx. 9'10 x 8'5)

Having fitted wall and base units housing an inset sink with side drainer and spaces for a washing machine and slimline dishwasher. There is a window to the rear aspect and a Pantry cupboard has fitted shelving and a granite worksurface

**Shower Room**

Doubling as a guests WC, having pedestal wash basin, WC and wet room style shower, with tiled flooring and tiled walls





Stairs rise to the first floor **Landing** where there is a window to the front overlooking idyllic the grounds and private lake. Doors open into:

**Master Bedroom** 4.26 x 3.43m (approx. 13'11 x 11'3)  
Having a range of fitted wardrobes and furniture and a window to the front aspect

**Bedroom Two** 4.25 x 3.22m (approx. 13'11 x 10'6)  
Another double bedroom having stunning countryside views and a window to the front aspect

**Luxury Bathroom** 4.24 x 3.5m (approx. 13'10 x 11'5)  
A stunning room featuring vaulted ceilings with exposed beams and a four piece suite comprising Imperial wash basin set to vanity unit, WC, central jacuzzi bathtub and walk in shower with automatic lighting. Having a window to the side aspect, tiled flooring and splash backs and a heated towel rail. There is a fitted **Laundry Cupboard** and other cupboard houses the oil fired boiler

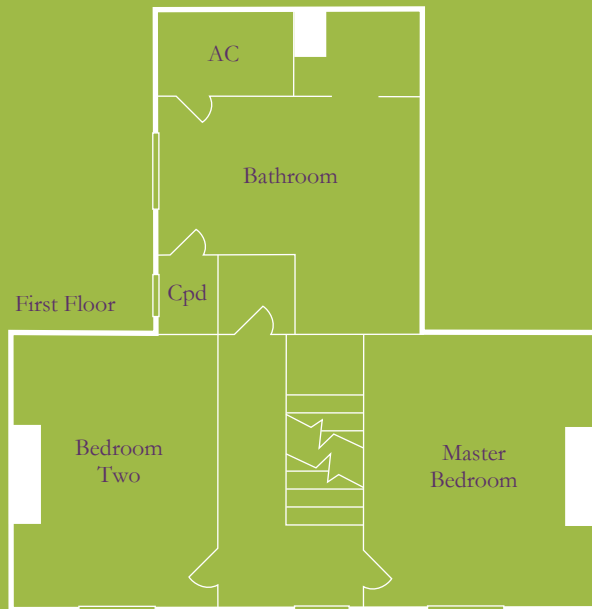
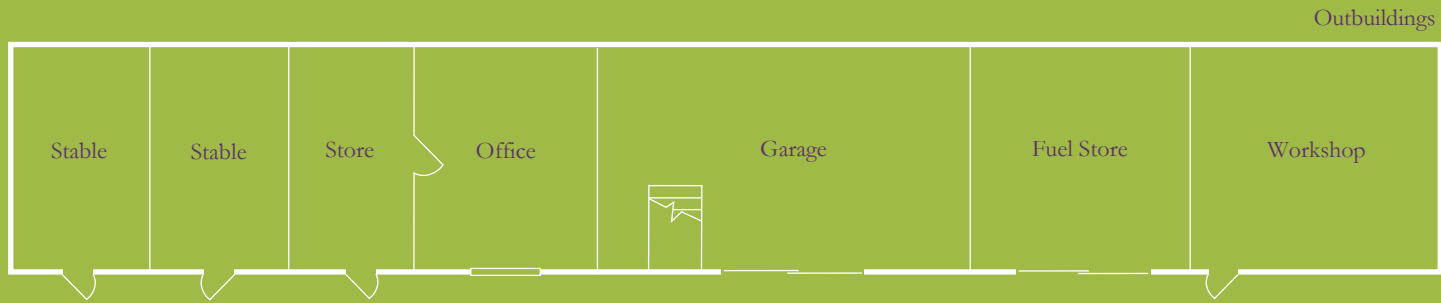
Stairs rise to the second floor landing where a feature window faces the front aspect overlooking stunning countryside and garden views. Thumb latch doors open into:

**Bedroom Three** 4.33 x 4.23m (approx. 14'2 x 13'10)  
Having two windows to the side and a range of fitted bedroom furniture

**Bedroom Four** 4.28 x 3.63m (approx. 14'0 x 11'10)  
A fourth double bedroom having windows to the side aspect enjoying rural views









## Outside

Woodmill House Farm lies on the entrance to Woodmill, having two points of gated access into the grounds. The first entrance opens to a sweeping tarmac driveway with a mature central border, leading to the front of the property where there is access into the entrance hall. A second gated entrance leads to a courtyard at the rear of the property where there is further parking as well as access into a range of outbuildings. All outbuildings benefit from lighting, power runs to the office, workshop and garaging, and the outbuildings offer excellent potential for conversion into ancillary accommodation or to create a work from home space (STPP)

**Stable 1** 4.6 x 2.83m (approx. 15'1 x 9'3)

**Stable 2** 4.6 x 2.83m (approx. 15'1 x 9'3)

**Store** 4.6 x 2.54m (approx. 15'2 x 8'3)

**Office** 4.4 x 3.7m (approx. 14'5 x 12'1)

**Garage** 7.54 x 4.6m (approx. 24'8 x 15'1)

With staircase rising to a **Loft** storage room above, which also has access into an Owl loft

**Fuel Store** 4.99 x 4.48m (approx. 16'4 x 14'8)

**Workshop** 4.86 x 4.7m (approx. 15'11 x 15'5)

## 5.1 Acre Grounds

Woodmill House Farm lies within an established plot totalling in excess of five acres. The formal gardens extend to the sides and front of the property and are laid to extensive lawns, mature trees and foliage and a stunning fishing lake. There are idyllic views over the scenic surrounding countryside

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.