



The Old Post House, Sudbury Road, Yoxall, DE13 8NA



Set in the heart of Yoxall is The Old Post House, a charming and generously proportioned character home showcasing beautifully refurbished open plan interiors, five double bedrooms and outside space including private parking and west facing walled gardens. Having been substantially refurbished around five years ago, the property received a new boiler and central heating system, refitted bathrooms and a refitted kitchen and utility, with further potential to convert the loft space or a useful outbuilding (subject to relevant permissions). The generously proportioned interiors showcase

characterful beams and original windows with shutters, with accommodation comprising briefly: open plan living and dining kitchen, sitting room with wood burner, utility room and cloakroom to the ground floor. There are four double bedrooms, a master en suite and family bathroom to the first floor, with a fifth double en suite bedroom to the second floor as well as a large walk in loft offering potential for conversion. Outside, a walled rear garden and terrace offers a secluded and sunny west facing entertaining space, there is private parking to the rear and a useful garden room offers potential for conversion into a study or further

living accommodation.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, Post Office/general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a number of private schools also in the area including Foremarke Prep, Denstone

College, Repton and Lichfield Cathedral. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive.





- Charming Period Home in Desirable Village
- Beautifully Refurbished Throughout
- Immaculately Presented & Deceptively Spacious
- Open Plan Living & Dining Kitchen
- Sitting Room with Wood Burner
- Utility & Cloakroom
- Five Double Bedrooms
- Master & Guest En Suite, Family Bathroom
- Walled Rear Garden
- Parking for Two to Rear
- Garden Store – Potential for Conversion
- ‘Outstanding’ School Catchment
- Well Placed for Local Commuter Routes & Rail Travel

An original wrought iron gate leads to a paved pathway to the front door:

Open Plan Living & Dining Kitchen 8.8 x 5.0m (approx. 28'9" x 16'5")

A magnificent open plan space having a comprehensively fitted kitchen alongside family and dining areas. The **Kitchen** comprises a range of shaker style wall and base units with solid oak worksurfaces over, housing an inset ceramic sink with side drainer, space for a fridge freezer and integral appliances including dishwasher, oven and ceramic hob. A window faces the front aspect, an island unit provides further storage and worktop space and double doors lead out to the rear terrace and gardens. The kitchen has tiled flooring and a useful fitted pantry cupboard, with a wealth of exposed beams highlighting the character of the original property. The spacious **Family Room** offers a versatile living space having a window with shutters to the front aspect, and the kitchen is large enough to accommodate a dining area. Doors open to a **Utility** and into the **Hallway**, where stairs rise to the first floor. Also leading into:

Sitting Room 4.4 x 4.3m (approx. 14'5" x 14'0")

A beautifully presented reception room having a window to the side with shutters, double doors opening out to the rear gardens and a wood burning stove set to a character fireplace

Utility

Fitted with base units housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer, with tiled flooring, a window to the side and a door opening out to the side. A door opens into the **Cloakroom**, having wash basin set to vanity unit and WC, with a window to the side





Stairs rise from the hallway up to the **First Floor Landing**, having original exposed beams and character doors leading into:

Master Bedroom 6.8 x 4.5m (approx. 22'5 x 14'8)
A spacious principal bedroom having windows with shutters to the side aspect, an original fireplace set to exposed brick chimney, exposed beams and private use of:

En Suite
Comprising twin wash basins set to vanity unit, WC and walk in shower, with tiled flooring, half tiling to walls, under floor heating and a heated towel rail

Bedroom Three 5.0 x 4.1m (approx. 16'5 x 13'7)
Another spacious double bedroom having window to the front

Bedroom Four 4.4 x 3.3m (approx. 14'4 x 10'8)
Having a window to the front and a wealth of exposed beams

Bedroom Five 3.8 x 3.1m (approx. 12'4 x 10'4)
A fifth double room having a window to the front, a fitted cupboard and further fitted storage housing the hot water cylinder

Family Bathroom
A luxurious suite comprises wash basin set to vanity unit, WC, bathtub and separate double shower, with tiled flooring, half tiling to walls, an obscured window, under floor heating and a heated towel rail



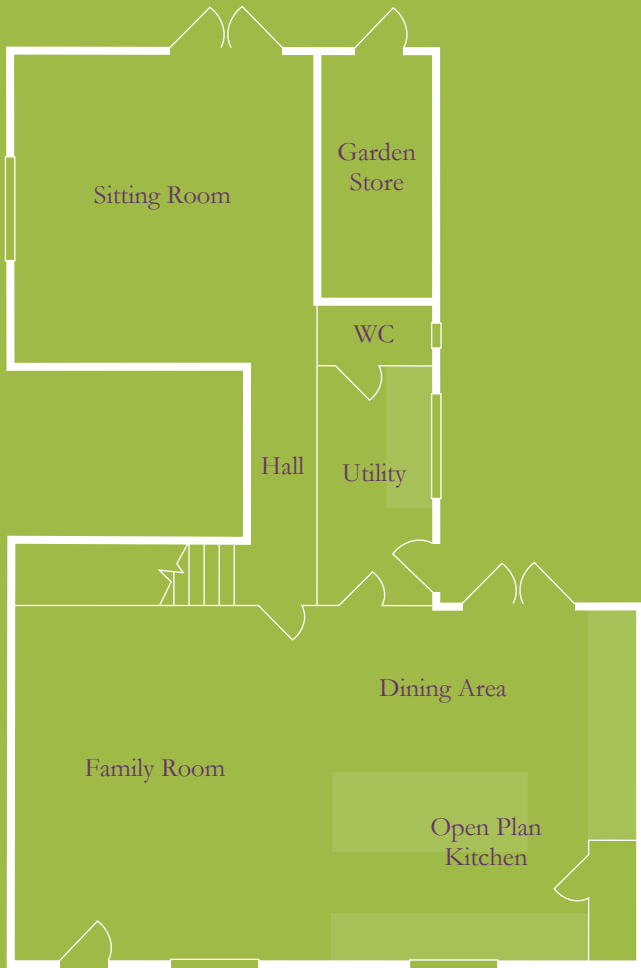
Stairs rise to the **Second Floor Landing** which offers an ideal storage area, having doors open into:

Bedroom Two 4.7 x 4.5m (approx. 15'7 x 14'8)
Another spacious double bedroom having window to the rear and exposed beams

En Suite
Comprising wash basin set to vanity unit, WC and shower, with tiled flooring, tiled splash backs, under floor heating and a heated towel rail









Outside

The Old Post House is set back from the lane beyond a small service road and a courtyard garden, with a wrought iron fence opening to the front aspect. From Hadley Street, there is parking for two vehicles to a block paved driveway and there is gated access leading into the rear garden

Landscaped Rear Garden

Benefitting from a sunny westerly aspect, the rear garden is enclosed with walled boundaries and is laid to a spacious paved terrace and artificial lawns. There is exterior lighting, power and water, and a door opens to a useful **Garden Store** 5.0 x 4.4m (approx. 16'5 x 14'6), offering excellent outside storage or the option to convert into additional living space or a home office

***Please Note:** the property owns the freehold for the entire building, with the shop owner retaining a further 95 years on the lease. There are restrictions on the shop regarding the type of industry that can be run from the premises, and the leaseholder of the shop is responsible for a proportion of maintenance costs and buildings insurance for the property. The owner also has approval on any signage placed outside the shop. A copy of the lease is available from Parker Hall

Asking Price: Guide Price £600,000

Tenure: Freehold - see note*

Local Authority: East Staffordshire Borough Council
 Council Tax Banding: C

Property Type: Character Property, End Terrace

Utilities: Mains Gas, Mains Water, Mains Drainage

Parking: 2 Private Parking Spaces to Rear

Flood Risk: None

Planning Permission: N/A

Area Restrictions: N/A

Property Restrictions/Covenants: N/A

The above information has been provided by our vendor, and should be verified by your Legal Representative



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.