



Maxstoke House & Leighton House, Bagot Street, Abbots Bromley, WS15 3DB



Offered with the benefit of no upward chain are Maxstoke House and Leighton House, two semi detached Georgian residences comprising a total of eight bedrooms, residing within established gardens of 0.3 acre. Offering a superb opportunity for ancillary accommodation, multigenerational living or for conversion into an impressive single residence, these double fronted homes present plenty of scope for versatile family living alongside potential to provide a healthy rental yield to the next owners.

Maxstoke House comprising generously proportioned interiors including three reception rooms, a dining kitchen, utility, cloakroom, five bedrooms and three bathrooms, being beautifully presented and featuring traditional character features throughout.

Next door, the self contained Leighton House benefits from a private entrance and offers a further two reception room, a kitchen, three bedrooms and a family bathroom, being an ideal rental property/Air BnB, guest house or annexe.

Outside, double gates open to the rear of the properties where there is ample parking and access into outbuildings including a garage, barn and workshop. Mature gardens enjoy an open aspect and views towards the village church tower, being large enough to divide in to two gardens to serve each property. Each property has an independent services including mains gas central heating and private entrances, although subject to planning consent there may be the possibility to convert the two into an extensive single residence.

Maxstoke & Leighton House are ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside.

Famed for its annual **Horn Dance**, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

There are a range of highly regarded independent schools nearby including Abbotsholme, Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter.

The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Two Elegant Georgian Homes
- Established 0.3 Acre Plot with Church Views
- Superb Rental/Air BnB/Annexe Potential
- Grade II Listed & Wealth of Features
- Central Village Location
- Double Gates to Ample Parking
- Generous Gardens with Open Aspect to Rear
- Outbuildings including Garage, Barn & Workshop
- Maxstoke House:
  - Three Reception Rooms
  - Dining Kitchen, Utility & Cloakroom
  - Five Bedrooms, Three Bathrooms
- Annexe potential within Maxstoke House
- Leighton House:
  - Two Reception Rooms & Kitchen
  - Three Double Bedrooms, Bathroom
- Potential to Convert into Single Residence
- Ideal for Commuter Routes & Rail Travel





## Maxstoke House

Double gates open to the side of the properties, leading into a large rear courtyard providing ample parking and independent access into each property. A stable door leads into Maxstoke House:

### Dining Kitchen 4.34 x 4.28m (approx. 14'2 x 14'0)

The kitchen comprises a range of wall and base units housing an inset sink with side drainer, with an original inglenook with feature lighting above housing a range cooker and space for a fridge freezer. A window faces the side, there is space for a dining table and chairs and the kitchen has tiled flooring. A door opens into:

### Sitting Room 6.73 x 4.25m (approx. 22'0 x 13'11)

A beautifully presented reception room having windows to two sides and a traditional brickwork fireplace housing a multifuel burner. A door opens to a lobby where stairs rise to the first floor, with a second door opening into:

### Dining Room 4.17 x 4.08m (approx. 13'8 x 13'4)

A characterful reception room having a window to the front and a period fireplace. The original entrance door opens to the front where stone steps lead down onto Bagot Street

Steps rise from the kitchen leading to the **Rear Hall**, having tiled flooring, a window to the side and doors leading into:

### Utility Room

Fitted with wall and base units housing an inset sink and spaces for a washing machine and tumble dryer, with tiled flooring, shelved pantry storage and tiled flooring

### Cloakroom

Fitted with wash basin, WC and having tiled flooring

### Study 4.36 x 3.27m (approx. 14'3 x 10'8)

A versatile space ideal as a snug, playroom or home office, having a window to one side and double doors opening out to the courtyard. The study along with the bedroom and bathroom above could provide self contained accommodation within the main property

### Bedroom One 5.33 x 4.43m (approx. 17'5 x 14'6)

A spacious double room having dual aspect windows and a useful fitted storage cupboard

### Bathroom 4.54 x 2.78m (approx. 14'10 x 9'1)

Comprising pedestal wash basin, WC bathtub and separate shower, with tiled splash backs, an obscured window and useful fitted storage







Stairs rise to the **First Floor Landing**, which leads into three further bedrooms, with a second staircase rising to the second floor **Master Suite**

**Bedroom Two** 4.22 x 4.2m (approx. 13'10 x 13'9)  
A beautifully presented double room having a window to the front and a range of fitted bedroom furniture

**Bedroom Three** 4.38 x 4.33m (approx. 14'4 x 14'2)  
A third spacious double room having a window to the side and feature exposed brickwork

**Bedroom Four** 3.34 x 2.67m (approx. 10'11 x 8'9)  
Having a window to the side and a door opening to a useful storage cupboard

**Shower Room**  
Fitted with a white suite having pedestal wash basin, WC and a large shower, with tiled splashbacks, a window to the side and a fitted **Airing Cupboard** housing the central heating boiler

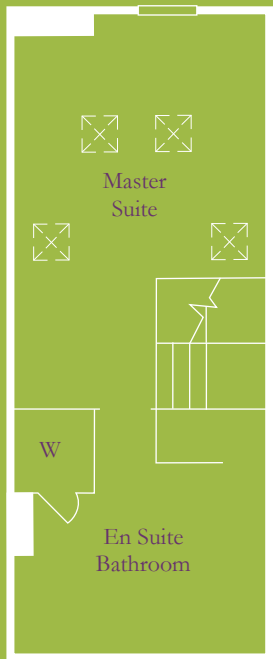
**Master Bedroom** 6.55 x 4.37m (approx. 21'5 x 14'4)  
A magnificent principal bedroom having been converted by the existing owners, benefitting from a window to the rear overlooking the gardens, four skylights, oak floorboards and a wealth of original exposed beams. Leading through to:

**En Suite Bathroom** 4.18 x 3.06m (approx. 13'8 x 10'0)

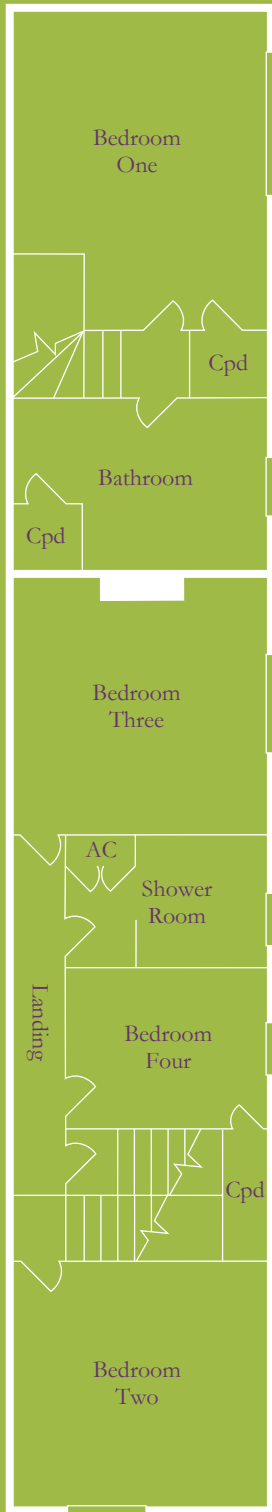
A luxurious bathroom fitted with contemporary wash basin set to vanity unit, WC, walk in shower and freestanding claw foot bathtub, with exposed floorboards, a heated towel rail, two skylights and a useful fitted cupboard



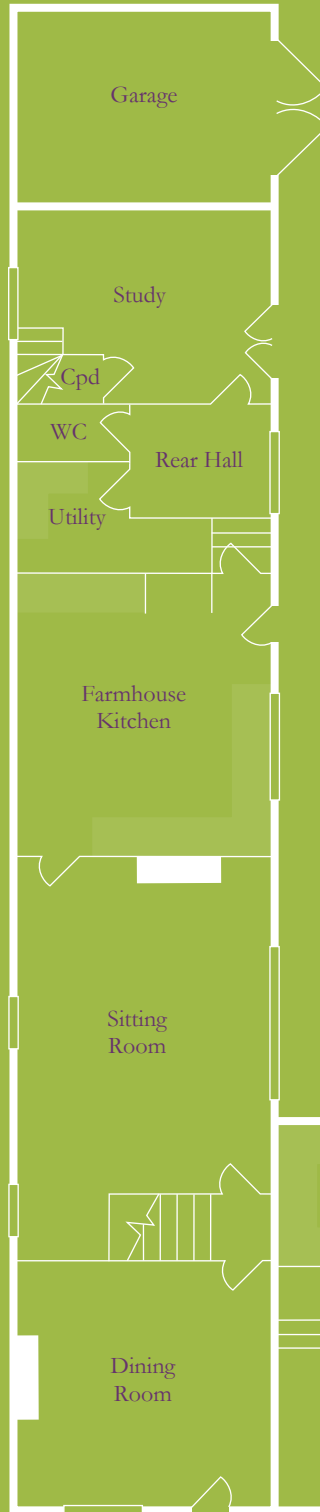




**Maxstoke House**  
Second Floor



**Maxstoke House**  
First Floor



**Maxstoke House**  
Ground Floor



**Leighton House**  
Ground Floor



**Leighton House**  
First Floor

## Leighton House

Having provided a rental yield for the existing vendors, this charming Grade II Listed cottage offers superb potential to be utilised as a guest house or ancillary accommodation to Maxstoke House. Alternatively, the property could be remodelled to provide an extension to the existing property (STPP)

From the rear aspect, the front door opens into the **Entrance Hall**, having a window to the side and doors opening into:

**Sitting Room** 5.3 x 4.01m (approx. 17'5 x 13'4)

A spacious reception room having dual aspect windows to the front and rear, carpeted and parquet flooring, and an open fireplace set to stone surround

**Kitchen** 3.34 x 2.54m (approx. 10'11 x 8'3)

Comprising fitted wall and base units housing an inset sink with side drainer and spaces for appliances including oven, fridge and washing machine. There is a window facing the rear, the kitchen has tiled flooring and splash backs and the wall mounted boiler is housed in here

**Dining Room** 5.3 x 4.27m (approx. 17'5 x 14'0)

Another spacious reception room having window to the front, a characterful inglenook fireplace with space for an electric fire and the original entrance door opening out onto Bagot Street. Stairs rise to the first floor accommodation

The **First Floor Landing** has a window to the rear loft access point and a door opening into the **Airing Cupboard** which houses the hot water cylinder. Further doors lead into a large **Walk in Wardrobe** and into:

**Master Bedroom** 4.28 x 3.17m (approx. 14'0 x 10'4)

A spacious principal bedroom having window to the rear

**Bedroom Two** 3.52 x 3.32m (approx. 11'6 x 10'10)

A second double bedroom having a window to the front and a useful fitted cupboard

**Bedroom Three** 4.28 x 2.3m (approx. 14'0 x 7'6)

A third double bedroom having a window to the front

**Family Bathroom** 3.35 x 2.6m (approx. 10'11 x 8'5)

Comprising a white suite having pedestal wash basin, WC, shower and separate bathtub, with tiled splash backs, a heated towel rail and an obscured window













### Outside

The properties are set along the handsome Bagot Street, being elevated from the road with steps rising to each front door. Double gates open to the side aspect leading to the rear aspect, where an expansive gravel driveway provides ample parking to serve both properties. There is access into:

### Garage 5.1 x 4.42m (approx. 16'8 x 14'6)

Having manual entrance doors, power and lighting. The garage offers potential to extend the ground floor accommodation, which could create a larger annexe living space or kitchen

### Workshop 4.67 x 2.74m (approx. 15'3 x 8'11)

With double doors to the side, power, lighting. Next to the workshop is a useful **Barn** extending to a similar size, having double doors to the front and a recessed pit for vehicle maintenance

### Mature Gardens

Totalling **0.3 Acre**, the garden is accessed via two gates, offering potential to separate the boundary to provide each property with private outside space. Neatly tended lawns with a pathway and stone steps lead to the top of the garden with a rural open aspect and views to towards the village Church tower. There is a vegetable plot as well as a small garden pond

**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.