

# Maxstoke House and Leighton House

Bagot Street Abbots Bromley Staffordshire



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Bagot Street Abbot 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.

- Two Elegant Grade II Listed Georgian Homes
- Established 0.3 Acre Plot with Church Views
- Superb Rental/Air BnB Annexe Potential
- Central Village Location
- Double Gates to Ample Parking
- Generous Gardens with Open Aspect to Rear
- Outbuildings including Garage, Barn & Workshop
- Annexe potential within Maxstoke House
- Potential to Convert into Single Residence (STPP)
- Well Placed for Commuter Routes & Rail Travel

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## Abbots Bromley




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.



	in Village Centre Hoar Cross Hall: 3 miles
	Lichfield Rail Station: 12 miles Rugeley Rail Station: 5 miles
	Birmingham City Centre: 30 miles Derby City Centre: 23 miles Stafford Town Centre: 13 miles
	Blithfield Reservoir: 2 miles Cannock Chase: 7 miles
	Birmingham Airport: 31 miles Manchester Airport: 60 miles



## 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's **Dining Kitchen** which features the original inglenook with feature lighting. The range cooker is included in the sale and there is space for a fridge freezer.

The first of three reception rooms is the beautifully presented **Sitting Room**, having windows to two sides and a traditional brickwork fireplace with a multifuel burner inset. A door opens into the **Lobby** where stairs rise to the first floor accommodation, and a second door opens into the **Dining Room**, having a period fireplace and the original entrance door 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 the **Utility**, fitted with pantry storage, an inset sink and spaces for a washing machine and tumble dryer. Next door, the **Cloakroom** is fitted with wash basin and WC

Offering a versatile space as a snug, playroom or home office, the **Study** has double doors opening out to the courtyard and could also be adapted to provide self contained accommodation within the main property, along with the bedroom and bathroom above.

Stairs rise to the **First Floor Landing**, which leads into three of the five bedrooms, with a further staircase rising to the second floor **Master Suite**, a magnificent principal bedroom showcasing a wealth of character and original exposed beams. An opening leads into the **En Suite Bathroom**, a luxurious bathroom fitted with contemporary wash basin set to vanity unit, WC, walk in shower and freestanding claw foot bathtub.

From the first floor landing, there are **Three Further Bedrooms**, two being oversized doubles, and a **Family Shower Room**. A second staircase rises from the study, rising to a **Fifth Bedroom** having private use of a **Bathroom**, ideal to serve as ancillary accommodation.







## Leighton House

Having provided a healthy rental yield for the existing vendors, this charming Grade II Listed cottage offers superb potential to continue the same for the next owner, or alternatively to be utilised as a guest house or ancillary accommodation for a dependent relative. 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 two characterful

reception rooms. The **Sitting Room** has dual aspect windows and traditional parquet flooring, as well as an open fireplace set to stone surround. The second reception room, an equally spacious **Dining Room** features a characterful inglenook and the original entrance door back out to Bagot Street.

The **Kitchen** is fitted with units housing an inset sink with side drainer and spaces for appliances including oven, fridge and washing machine, and the wall mounted boiler is housed in here which independently

services Leighton House

The **First Floor Landing** has a window to the rear enjoying pleasant views over the gardens, loft access point and a door opening into the **Airing Cupboard** which houses the hot water cylinder. Further doors leads into **Three Good Sized Bedrooms**, to a large walk in cupboard and to the **Family Bathroom**

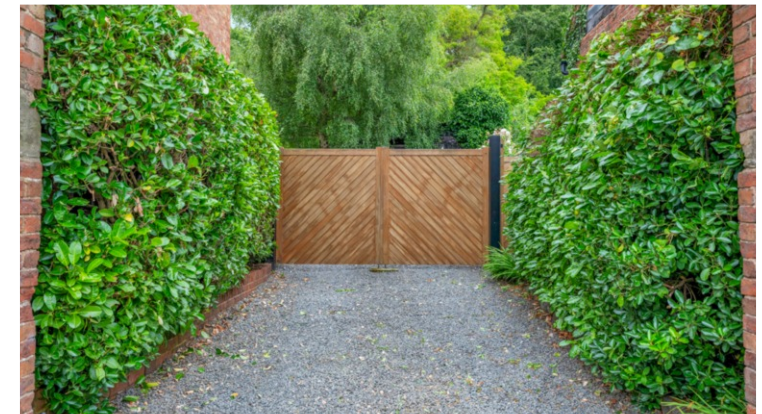




The properties are set along the handsome Bagot Street, being elevated from the road with steps rising to each front door. Double gates open to the side aspect leading to the rear aspect, where an expansive gravel driveway provides ample parking to serve both properties. There is access into the **Garage** via manual entrance doors, which offers potential to extend the ground floor accommodation to create a larger annexe living space off the Study

Also accessed from the drive is a **Workshop** having double entrance doors, power, lighting and a recessed pit for vehicle maintenance, with a further barn next door also having double doors onto the drive.

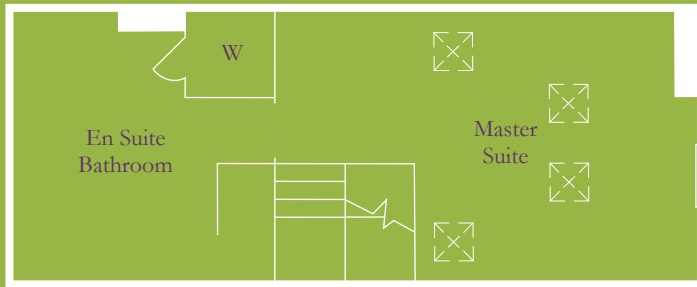
Totalling **0.3 Acre**, the garden is accessed via two gates, offering potential to separate the boundary to provide each property with private outside space. Neatly tended lawns with a pathway and stone steps lead to the top of the garden with a rural open aspect and views to towards the village Church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



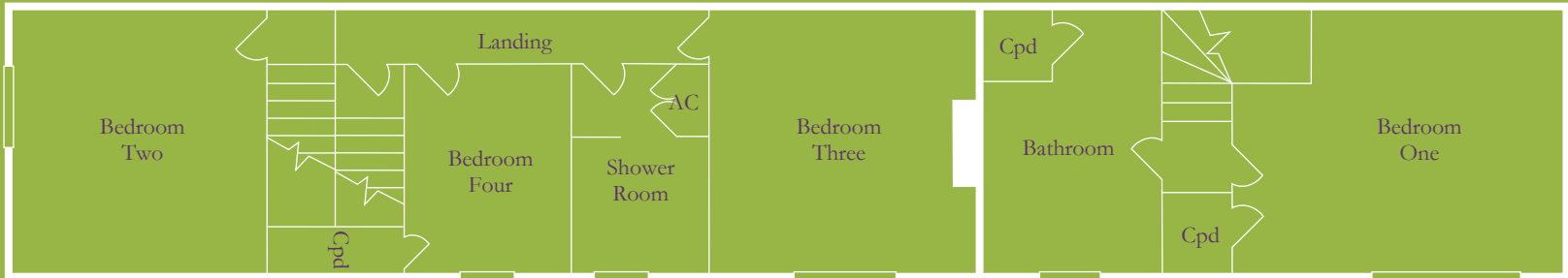




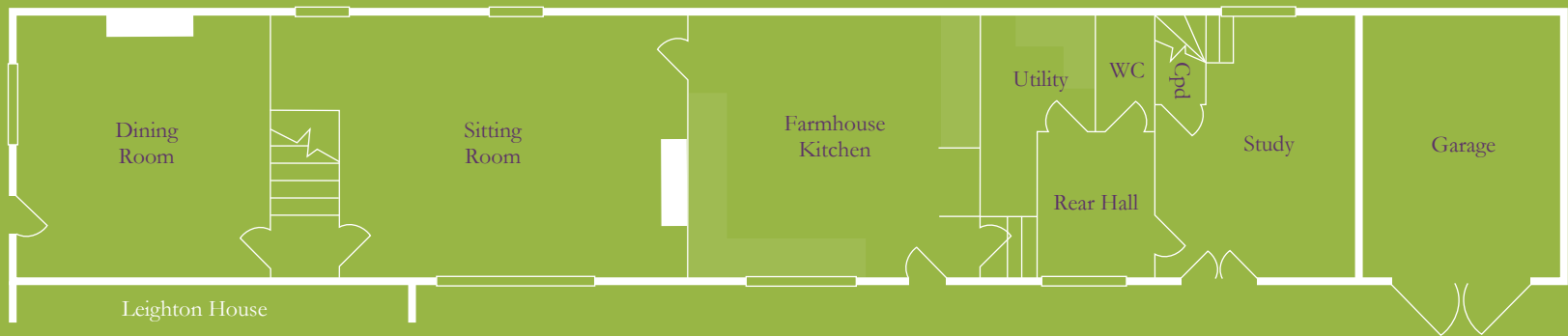
Maxstoke House  
Second Floor

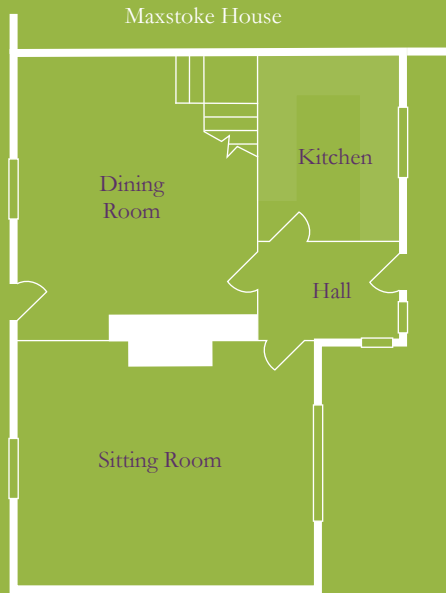


Maxstoke House  
First Floor

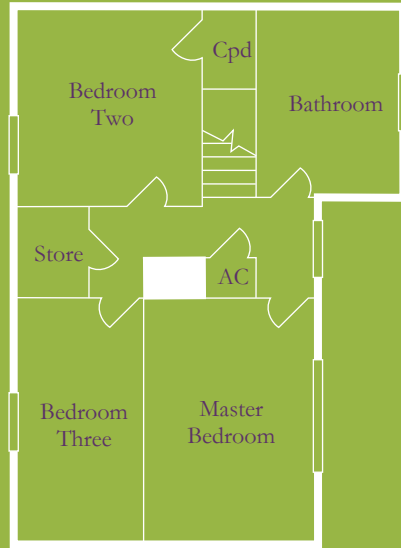


Maxstoke House  
Ground Floor

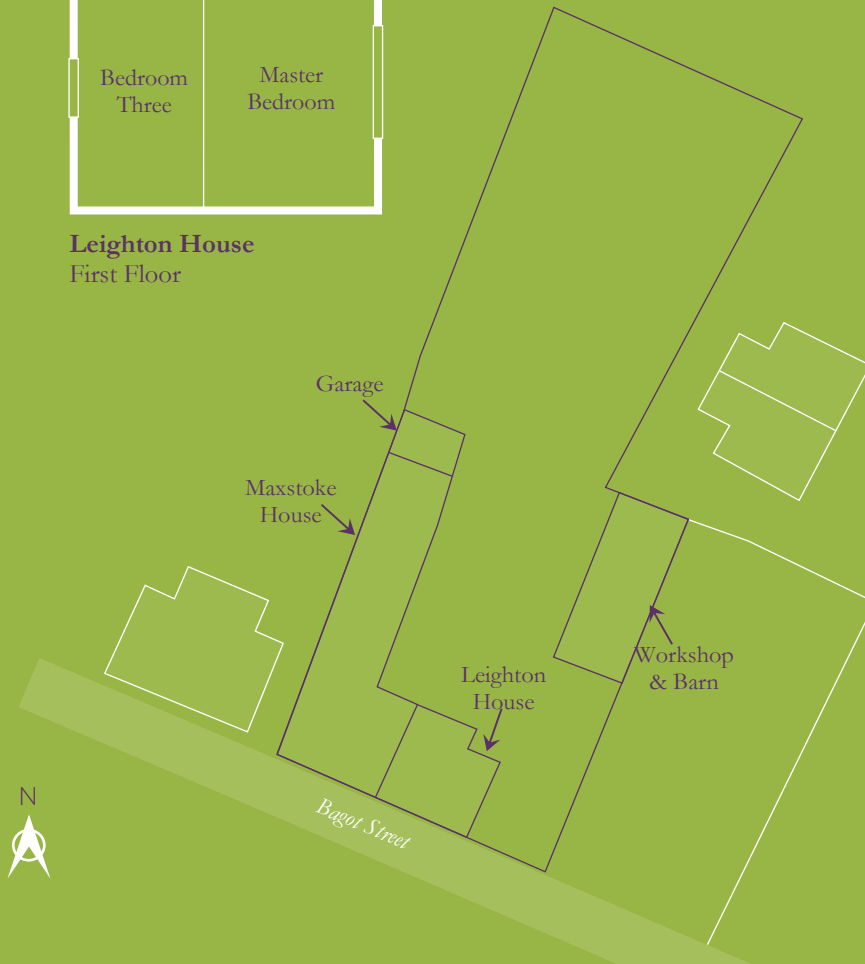




**Leighton House**  
Ground Floor



**Leighton House**  
First Floor



**Floor Area: 1,130 ft<sup>2</sup> /105 m<sup>2</sup>**

**Maxstoke House:  
Ground Floor**

<b>Dining Kitchen</b>	4.34 x 4.28m (approx. 14'2 x 14'0)
<b>Sitting Room</b>	6.73 x 4.25m (approx. 22'0 x 13'11)
<b>Dining Room</b>	4.17 x 4.08m (approx. 13'8 x 13'4)
<b>Study</b>	4.36 x 3.27m (approx. 14'3 x 10'8)

**First Floor**

<b>Master Bedroom</b>	6.55 x 4.37m (approx. 21'5 x 14'4)
<b>En Suite</b>	4.18 x 3.06m (approx. 13'8 x 10'0)
<b>Bedroom One</b>	5.33 x 4.43m (approx. 17'5 x 14'6)
<b>Bathroom</b>	4.54 x 2.78m (approx. 14'10 x 9'1)
<b>Bedroom Two</b>	4.22 x 4.2m (approx. 13'10 x 13'9)
<b>Bedroom Three</b>	4.38 x 4.33m (approx. 14'4 x 14'2)
<b>Bedroom Four</b>	3.34 x 2.67m (approx. 10'11 x 8'9)

**Leighton House:  
Ground Floor**

<b>Sitting Room</b>	5.3 x 4.01m (approx. 17'5 x 13'4)
<b>Kitchen</b>	3.34 x 2.54m (approx. 10'11 x 8'3)
<b>Dining Room</b>	5.3 x 4.27m (approx. 17'5 x 14'0)

**First Floor**

<b>Master Bedroom</b>	4.28 x 3.17m (approx. 14'0 x 10'4)
<b>Bedroom Two</b>	3.52 x 3.32m (approx. 11'6 x 10'10)
<b>Bedroom Three</b>	4.28 x 2.3m (approx. 14'0 x 7'6)
<b>Bedroom Three</b>	4.28 x 2.3m (approx. 14'0 x 7'6)
<b>Family Bathroom</b>	3.35 x 2.6m (approx. 10'11 x 8'5)

<b>Garage</b>	5.1 x 4.42m (approx. 16'8 x 14'6)
<b>Workshop</b>	4.67 x 2.74m (approx. 15'3 x 8'11)

**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.



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