



Tudor House, Main Street, Yoxall, DE13 8NQ





Enjoying a prominent setting in the heart of this desirable rural village is Tudor House, an elegant period residence showcasing a wealth of beautifully retained Tudor and Georgian features throughout, five bedrooms plus an attic ripe for conversion and an established garden plot. Thought to date as far back as the mid 1500s, this exquisite family home has been sympathetically restored and remodelled over time to create extensive living accommodation and spacious bedrooms, with the versatile layout lending itself to an annexe, guest suite or work-from-home space. The interiors to this unique home comprise briefly reception hall with parquet flooring, magnificent Georgian drawing room, two further reception rooms, farmhouse dining kitchen, utility, pantry with

original marble cold slab and cloakroom to the ground floor. To the first floor there are five bedrooms plus a snug/library, serviced by a modernised bathroom and shower room, with the layout lending itself to use as a self contained annexe. The generous attic which is accessed via a second staircase also offers plenty of potential for development (subject to listed buildings consent). Outside, Tudor House lies within an established 0.2 acre garden plot, having direct gated access out onto the picturesque Goose Green. The large double garage houses a useful workspace as well as exterior storage and there is off road parking to the front.

The charming and popular village of Yoxall offers an excellent range of amenities including

a health centre, post office, shops, general store, St Peter's church and two pubs, all within a few minutes' walk from the property. St Peter's 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, Repton and Lichfield Cathedral. Well placed for Commuters, the A38, A515 and A50 are all within easy reach, rail services from Lichfield provide direct links to Birmingham and London and the International airports of Birmingham, Manchester and East Midlands are all within an easy drive.

- Elegant Grade II Listed Residence
- Stunning Tudor & Georgian Features
- Desirable Village Location
- Annexe & Loft Conversion Potential
- Three Spacious Reception Rooms
- Farmhouse Dining Kitchen
- Utility, Pantry & Cloakroom
- Five Bedrooms
- Bathroom & Shower Room
- First Floor Library/Snug – Potential Annexe
- 0.2Acre Mature Gardens
- Off Road Parking & Large Detached Double Garage with Workshop
- Useful Garden & Wood Stores
- Direct Access onto Goose Green
- 'Outstanding' School Catchment



**Reception Hall** 3.2 x 2.92m (approx. 10'5 x 9'6)  
A stunning welcome to this individual home, having oak parquet flooring, a brickwork fireplace and traditional panelling. Double doors open to a useful cloaks cupboard, and further panelled doors lead into:

**Drawing Room** 5.97 x 4.71m (approx. 19'6 x 15'5)  
Featuring a wealth of Georgian character throughout, this magnificent reception room has sash windows to the front aspect, a further window with stained glass panels to the side aspect and double doors opening out into the rear gardens. A marble mantelpiece houses an open fireplace, and this beautiful room has exposed floorboards and elegant ceiling coving

**Dining Room** 4.42 x 3.62m (approx. 14'6 x 11'11)  
Positioned within the oldest part of the property, this beautifully presented reception room has a sash window to the front aspect, fitted storage cupboards, attractive oak panelling and exposed floorboards. An impressive inglenook houses an open fireplace and the original serving hatch has been retained, dating back when The Tudor House served as an inn in the 1600s. A door opens into a vestibule where there is useful fitted storage and stairs rising to the first floor, as well as a door into:

**Farmhouse Dining Kitchen** 5.85 x 5.06m (approx. 19'2 x 16'7)  
A characterful L shaped room having a wealth of exposed beams and brickwork, a raised wood burning stove and quarry tiled flooring. The original





bread oven also remains to one side. The kitchen comprises a range of base units with solid oak worktops over, housing a Belfast sink, recess with an electric range cooker and spaces for a below counter fridge and freezer. The kitchen has quarry tiled flooring, there is a window to the side and a door opens to a walkway leading into the rear gardens

**Family Room** 8.06 x 3.31m (approx. 26'5 x 10'10)  
 This versatile reception room showcases a stunning dual aspect wood burner and has traditional flagstone flooring, windows to two sides and double doors opening out into the gardens

**Utility** 3.47 x 2.16m (approx. 11'4 x 7'0)  
 Fitted full height and base units house a Belfast sink, oak and granite worksurfaces and spaces for a fridge freezer and washing machine, with quarry tiled flooring, a window to the side and a door opening into the **Pantry** 1.7 x 1.51m (approx. 5'6 x 4'11), which has a window to the side, fitted shelving and features the original marble cold slab

**Cloakroom**  
 Refitted with a wash basin set to vanity unit and WC, with quarry tiled flooring









Stairs rise to the first floor **Landing**, where there is an original interior window and doors open into the bedrooms and bathroom. steps rise to the:

**Master Bedroom** 6.14 x 4.91m (approx. 20'1 x 16'1)  
A most impressive bedroom having sash windows to two sides, exposed floorboards and an open fireplace

A door opens from the landing into the **Library** 5.07 x 3.51m (approx. 16'7 x 11'6) which along with the bedroom and bathroom offers ideal ancillary accommodation or a guest suite. The library has dual aspect windows, fitted storage, exposed brickwork and a range of fitted bookshelves. Doors open into:

**Bedroom Two** 4.49 x 3.25m (approx. 14'8 x 10'7)  
Another spacious double room having vaulted ceilings, a window to the rear and a double fitted wardrobe

**Shower Room** 2.34 x 1.86m (approx. 7'8 x 6'1)  
Fitted with pedestal wash basin, WC and double shower, with tiled flooring, half tiling to walls and a chrome heated towel rail

**Bedroom Three** 3.54 x 3.1m (approx. 11'7 x 10'1)  
Having a sash window to the front, a double fitted wardrobe and a period fireplace

**Bedroom Four** 3.72 x 2.97m (approx. 12'2 x 9'8)  
A fourth double bedroom having window to the front, a fitted wardrobe and a period fireplace

**Bedroom Five** 2.9 x 2.68m (approx. 9'6 x 8'9)  
Having a window the rear, a fitted wardrobe & bed

**Bathroom** 3.3 x 2.3m (approx. 10'10 x 7'6)  
Comprising pedestal wash basin, WC and traditional roll top bathtub, with tiled splash backs, LVT flooring, a fitted shelved cupboard and a window to the side

**Walk in Store/Dressing Room** 2.36 x 2.3m (approx. 7'8 x 7'6)  
A useful space ideal for conversion into a further bathroom or walk in wardrobe

A door from the landing leads to stairs rising into the **Attic**, a superb space being ideal for conversion (subject to relevant permissions)

**Room One** 4.55 x 3.73m (approx. 14'11 x 12'2)  
**Room Two** 7.72 x 3.6m (approx. 25'4 x  
**Room Three** 3.05 x 2.85m (approx. 10'0 x 9'4)  
**Room Four** 3.54 x 2.63m (approx. 11'7 x 8'7)













### Outside

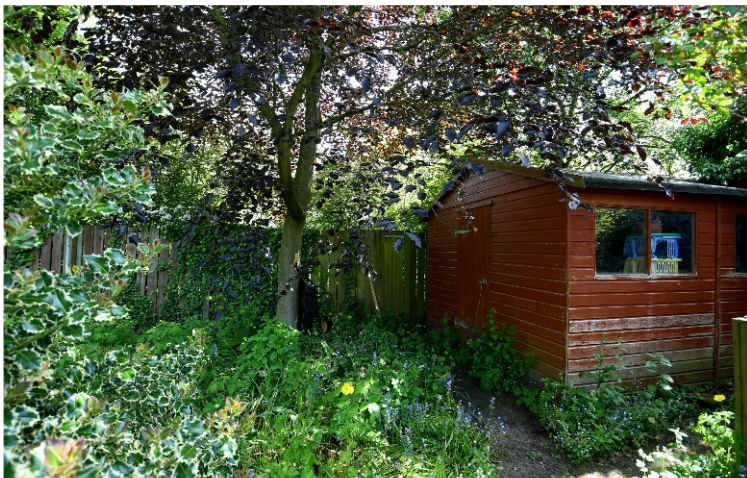
The Tudor House lies in a prominent position in the heart of the village. To the side of the property there is a private gravel driveway providing parking for around three vehicles, and gated access opens into the gardens

**Detached Double Garage** 7.1 x 5.55m (approx. 23'3 x 18'2)

Being larger than standard size, this garage offers a useful workshop space and has power, lighting, twin manual entrance doors to the front and a courtesy door into the gardens. There is also ample storage space to the loft

### Stunning Gardens

Established and beautifully tended gardens are set to the rear, extending to a generous size and enjoying complete privacy to all sides. Lawns are edged with flowerbeds stocked with a variety of flowers, shrubs and trees, and to the top of the garden there is a kitchen garden housing a large shed (which is included in the sale). To the rear of the garage there is a useful lockable **Garden Store** and a further **Wood Store**, and gated access to the end of the garden opens out onto Goose Green, a delightful area of protected public conservation land



**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.