



Crofts Cottage, Bagot Street, Abbots Bromley, WS15 3DB

Residing within a generous walled garden plot with idyllic church spire views is Crofts Cottage, a quintessential period cottage showcasing a wealth of beautiful original character features, three bedrooms plus study and a desirable setting in the heart of Abbots Bromley. Featuring traditional styled interiors observing the charming Grade II Listed class, Crofts Cottage benefits from a handmade kitchen, period style bathrooms and bespoke fitted wardrobes, all of which marry perfectly alongside original beams and brickwork which can be appreciated throughout. The ground floor interiors comprise breakfast kitchen with Aga, two reception rooms plus study/playroom/ground floor bedroom and shower room, with a lower ground floor cellar offering a useful utility space. To the first floor there are three bedrooms serviced by a fitted dressing room and fabulous family bathroom with claw-foot bathtub. Outside, Crofts Cottage enjoys an established walled garden plot to the rear, having useful gated access back out onto Bagot Street where there is informal on street parking available.

Crofts Cottage is 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.

The property lies within catchment for the Richard Clarke First School in the village, which feeds on to Oldfields Middle and Thomas Alleynes High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to 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.

- Detached Grade II Listed Cottage
- Wealth of Character Throughout
- Bespoke Breakfast Kitchen
- Three Reception Rooms
- Useful Cellar/Utility Space
- Ground Floor Shower Room
- Three Double Bedrooms
- Dressing Room & Family Bathroom
- Generous Walled Gardens
- Pleasant Church Tower Views
- Popular & Central Village Location
- Well Placed for Commuter Routes & Local Amenities

Steps rise to the oak front door, opening into:

Breakfast Kitchen 5.28 x 4.72m (approx. 17'3 x 15'5) – max measurements

A bespoke handmade kitchen is fitted with a range of wooden painted wall and base units having quartz work surfaces over, housing a Belfast sink, an inglenook style recess with inset

Aga, and integrated appliances including dishwasher, microwave, fridge and freezer. The kitchen features a wealth of stunning original exposed beams and brickwork, with windows to both the front and rear aspects and a stable door opening out to the gardens. An original oak staircase rises to the first floor, there is access down into the useful Cellar/Utility, and a thumb latch door leads into:

Dining Room 5.2 x 2.47m (approx. 17'0 x 8'1)

Boasting a wealth of exposed beams and brickwork, this reception room has dual aspect windows, tiled flooring and a beamed opening into:

Stunning Lounge 5.15 x 4.75m (approx. 16'10 x 15'7)

A generous and characterful reception room having a window to the front, door opening out to the rear gardens and oak flooring. Showcasing a wealth of exposed beams through, the lounge also features an impressive arched inglenook fireplace housing a Jutul wood burner inset to slate hearth. Door into:







Study/Playroom 3.84 x 2.3m (approx. 12'7 x 7'6)
A versatile reception room being ideal as a home office, playroom or occasional bedroom, having vaulted ceilings, wooden flooring and a window to the front. A thumb latch door leads into:

Shower Room 2.46 x 2.27m (approx. 8'0 x 7'5)
Doubling as a guests WC, this refitted shower room comprises pedestal wash basin, WC and walk in shower, with tiled splash backs, tiled flooring, a skylight and a chrome heated towel rail

From the kitchen stairs lead down to the **Cellar** 2.85 x 2.04m (approx. 9'4 x 6'8) which is fitted as a **Utility**, having power, lighting and spaces for a washing machine, tumble dryer and a further appliance

Oak stairs rise to the first floor and doors lead into the second and third bedrooms and into:

Dressing Room 3.06 x 2.45m (approx. 10'0 x 8'0)
Fitted with bespoke oak wardrobes and showcasing exposed beams, this useful space has a window to the front and doors opening into the **Family Bathroom** and:

Master Bedroom 5.0 x 4.73m (approx. 16'4 x 15'6)
A spacious principal bedroom having dual aspect windows and a wealth of exposed timbers

Family Bathroom 2.49 x 2.08m (approx. 8'1 x 6'9)
Comprising a traditional suite having pedestal wash basin, WC and roll top bathtub with shower attachment, having tiled flooring, a window to the rear and a traditional heated towel rail

Bedroom Two 3.64 x 3.06m (approx. 11'11 x 10'0)
Another double room having window to the front and bespoke solid oak fitted wardrobes

Bedroom Three 4.77 x 2.05m (approx. 15'7 x 6'8)
With exposed beams and a window to the rear enjoying pleasant garden views







Outside

Enjoying an excellent degree of privacy, the walled rear garden extends to a superb size and is laid to an expansive paved terrace with steps rising to the upper level lawns, where idyllic views towards the Church tower can be enjoyed. There are borders stocked with a variety of shrubs, flowers and mature foliage, and further raised vegetable beds flank the steps back down to the terrace and cottage. Gated access gives useful access out onto Bagot Street, and a useful **Brick Outbuilding** providing exterior storage

To the front, there is informal on street parking on Bagot Street and to the courtyard to the fore of The Goat pub



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.