



Partridge Barn, Yeatsall Farm, Yeatsall Lane, Abbots Bromley, WS15 3DY

Enjoying a secluded private setting overlooking rural and Blithfield reservoir views is Partridge Barn, a charming and immaculately refurbished semi detached barn offering three bedrooms, contemporary open plan living and superb outside space including a detached double garage and landscaped wrap around gardens. Showcasing a wealth of character throughout, Partridge Barn has received a number of high specification upgrades to include a contemporary oak and glass staircase, refitted bathrooms, new radiators, new windows and doors to the front aspect and a remodel and refit to the open plan kitchen. Partridge Barn combines the ideals of tranquil rural living in the prestigious

and private courtyard, with the convenience of being within a few minutes' drive or a healthy walk of the superb amenities the thriving village of Abbots Bromley has to offer.

A paved pathway leads to the front door, opening into the central reception hall which leads to the lounge on one side and into the open plan living and dining kitchen to the other. Also to the ground floor is a refitted cloakroom. The contemporary oak and glass staircase rises to the first floor galleried landing, which enjoys views towards Blithfield Reservoir and offers an additional living space or the potential to enclose to create a fourth or larger bedroom. Three bedrooms and a family

bathroom are set to the first floor, and the master suite benefits from private use of a walk in wardrobe and en suite.

Outside, there is a detached double garage with parking to the fore, and wrap around walled gardens extend to the front, side and rear of the barn having been landscaped to a superb degree.

Set on the rural borders of Abbots Bromley, Partridge Barn enjoys a prime setting within a picturesque Conservation area combining the ideals of rural living with convenient access to both nearby facilities and commuter routes. Famed for its annual Horn Dance, the handsome village of Abbots Bromley is home to a good selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. 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 Smallwood Manor, 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.



- Charming Character Barn Conversion
- Delightful Setting with Private Courtyard
- Rural & Reservoir Views
- Wealth of Features & Refurbished Interiors
- Stunning Reception Hall
- Open Plan Dining & Living Kitchen
- Dual Aspect Lounge & Refitted Cloakroom
- Three Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Parking for Two & Detached Double Garage
- Landscaped Corner Plot Gardens
- Secluded & Tranquil Location bordering Abbots Bromley
- Double Glazed & Mains Gas Central Heating
- Ideal for Commuter Routes & Amenities

Reception Hall 4.98 x 3.05m (approx. 16'4 x 10'0)

A beautiful welcome to this character barn, having wood effect tiled flooring, fitted storage and a feature arched window to the rear aspect. A contemporary oak and glass staircase rises to the first floor **Galleried Landing**, and doors open into:

Lounge 4.96 x 4.09m (approx. 16'3 x 13'5)

A spacious dual aspect reception room having a window to the front aspect, double doors opening out to the rear gardens and a recently installed gas fire set to granite hearth

Open Plan Dining & Living Kitchen 6.2 x 5.13m (approx. 20'4 x 16'10)

A stunning remodelled and refitted room finished to a superb standard, having a shaker style fitted kitchen, formal dining space and a living area. The **Kitchen** comprises a range of contrasting wall, base and island units with quartz work surfaces over, housing an inset stainless steel sink and a range of integrated appliances including dishwasher, fridge, freezer, Neff oven and combination microwave oven, gas hob with extractor hood above, wine fridge and washing machine. The island also houses a breakfast bar to one side, and the kitchen has both a window to the front and arched double doors opening out to the rear gardens. Tiled flooring extends into the **Dining & Living Areas**, where there is a door opening out to the front aspect and a second set of double doors opening out to the rear aspect enjoying pleasant garden views

Cloakroom

Refitted with a modern suite having wash basin set to vanity unit and WC, with tiled flooring





Stairs rise to the beautiful **First Floor Galleried Landing**, a versatile space ideal as a sitting area or offering potential to enclose to create bedrooms space. An arched window to the front overlooks rural and Blithfield Reservoir views, a skylight provides further natural light and the landing features impressive tall ceilings and a wealth of exposed timbers. Doors opening into:

Master Bedroom 4.04 x 3.6m (approx. 13'3 x 11'9)
A generous principal bedroom having an arched window to the front, further obscured window to the side and vaulted ceilings with beams. With private use of a fabulous Walk in Wardrobe with automatic lighting and fitted hanging space, where a door leads into:

En Suite 2.24 x 1.5m (approx. 7'4 x 4'11)
Refitted to a superb standard, having wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, exposed beams and a vaulted ceiling

Bedroom Two 5.2 x 3.0m (approx. 17'1 x 9'10)
Another spacious bedroom having a window to the front overlooking reservoir views and a skylight

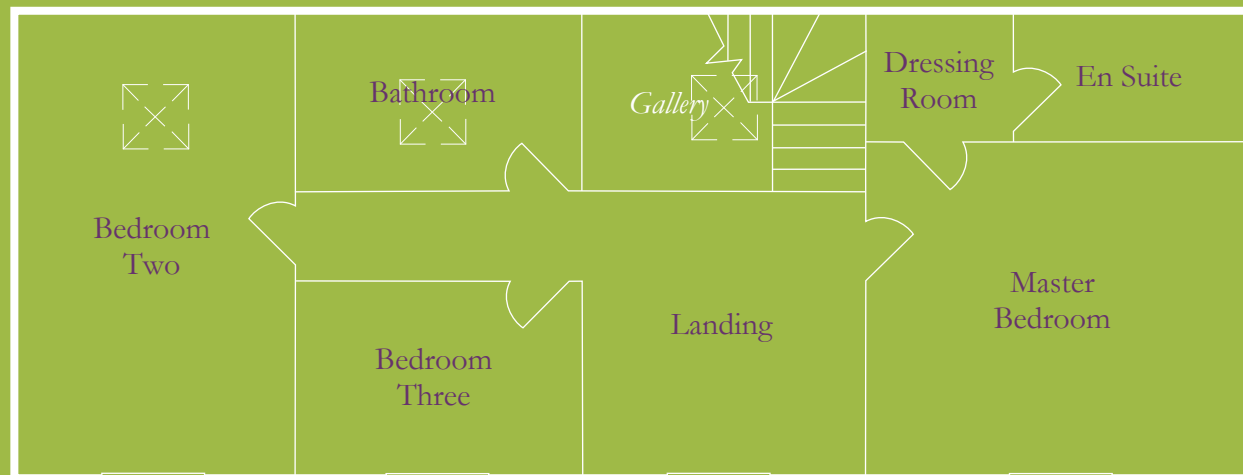
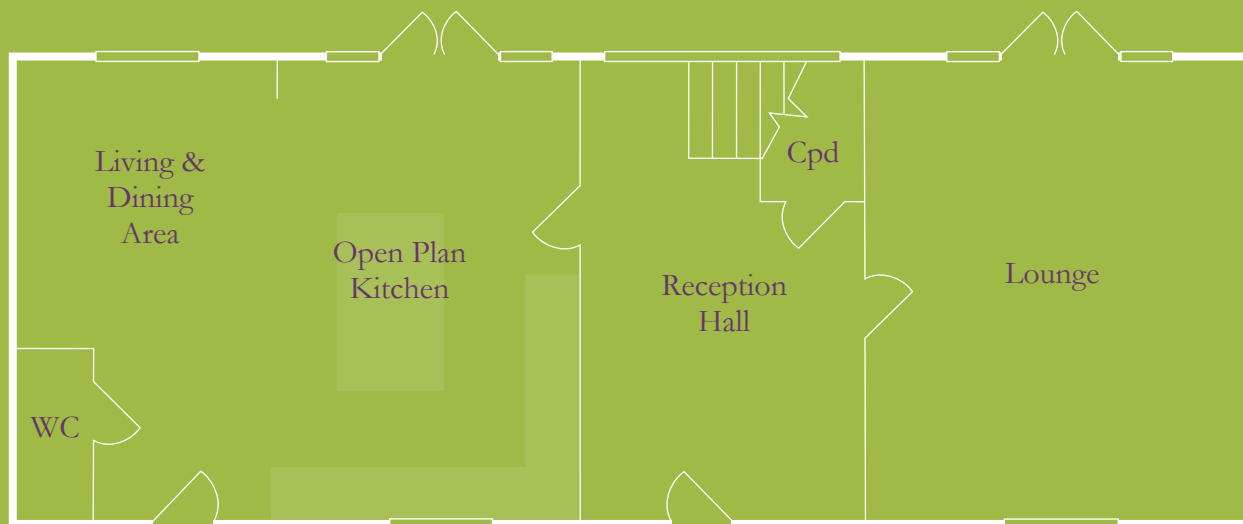
Bedroom Three 3.2 x 2.04m (approx. 10'6 x 6'8)
With an arched window to the front

Family Bathroom 3.13 x 1.96m (approx. 10'3 x 6'5)
An upgraded suite comprises wash basin set to vanity unit, WC, bathtub and separate shower, with tiled splash backs, tiled flooring, vaulted ceilings with beams and a skylight









Outside

Partridge Barn is set within the private Yeatsall Farm, a collection of beautifully maintained character homes. A sweeping driveway leads to the front aspect where there is **Parking for Two Vehicles** as well as access into the garage, with a gate leading into the **Walled Gardens**

Detached Double Garage 5.99 x 5.56m (approx. 19'8 x 18'3)

Having manual entrance doors, power, lighting and an exterior water point

Walled Wrap Around Gardens

Extending to the front, side and rear of the barn, the garden is laid to shaped lawns, neatly stocked borders and paved terraces, including a pathway to the front door. To the rear aspect, there is an area of raised decking with glazed balustrade and a pergola, and a paved patio accessed from the kitchen offers an ideal space for outdoor dining

Please Note: there is an annual charge of around £500 which covers maintenance of communal grounds and the shared sewage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 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.