

Drumbeg Cottage

Woodmill Staffordshire



Drumbeg Cottage

Dunstall Lane Woodmill Yoxall DE13 8PG

Residing within a peaceful and secluded setting is Drumbeg Cottage, a delightful detached period cottage offerings generously extended accommodation, four double bedrooms plus an ideal annexe/fifth bedroom and an established 0.6 acre garden plot bordered by open scenery. Dating back 300+ years, this charming countryside residence has been extended, refurbished and modernised over the years to create a versatile and spacious family home, whilst still retaining the character and soul of a traditional Staffordshire cottage. Recent upgrades include refitted bathrooms, an LPG boiler and generous additions to the established garden plot as well as a secure electric gated entrance, with plenty of scope to extend, remodel and landscape further (STPP) to suit the next owner.

Showcasing thoughtfully extended interiors, Drumbeg Cottage comprises briefly a reception hall, two formal reception rooms plus an open plan kitchen with garden room, as well as a converted gym/games room. A versatile study is also set to the ground floor, leading to an en suite double bedroom presenting an ideal annexe or ground floor bedroom accommodation. To the first floor there are four double bedrooms, with the master having private use of an en suite, walk in wardrobe and a balcony with outstanding views. The second bedroom connects the two sides of the property, where there is a third bedroom leading in turn to bedroom four. The three bedrooms share use of a refitted family bathroom with contemporary freestanding bathtub.

Outside, the 0.6 acre gardens enjoy complete privacy and delightful views over surrounding countryside and farmland. Double electric gates open into a secure parking area, and established lawns extend to the side and rear of the cottage, offering plenty of beautifully maintained outside space with scope to landscape further as desired.

Drumbeg Cottage is serviced by double glazed windows, refitted composite entrance doors, LPG central heating and mains drainage.

what3words:

[///alpha.appeal.microfilm](https://www.alpha.appeal.microfilm)



Affectionately known as the gateway to Hoar Cross, the rural hamlet of Woodmill is a desirable location enjoying countryside views and peaceful surroundings. The hamlet lies partway between Yoxall and Hoar Cross, with amenities easily accessible in nearby towns and villages.

Within a short walk of the property is an award winning butchers, a cafe and a bakery, with Hoar Cross Hall Day Spa and the Deer Park Farmshop and Café both being within a few minutes’ drive. Yoxall is around a mile away, home to vibrant community centred around a characterful High Street where pubs, a convenience store, and a Health Centre can be found. There are also numerous community groups held in the village including a WI, Scouts and Guides groups, and nearby Barton under Needwood offers additional amenities including a Post Office, a Co-Op and a pharmacy.

St Peters Primary School in the village feeds into John Taylor High in Barton under Needwood, both of which maintain an Ofsted Outstanding rating, and the John Taylor Free School in Tatenhill is within a short drive. There are also an excellent range of independent schools in the area including Lichfield Cathedral, Repton and Denstone.

A location well suited to commuters, the A38 and A50 are both within easy reach allowing for travel to the commercial centres of Burton on Trent, Lichfield, Birmingham, Uttoxeter and Nottingham, rail travel from Lichfield provides direct links to Birmingham and London, and the International Airports of East Midlands and Birmingham are each with an hour’s drive.



	Village Centre & Amenities: 0 miles
	Uttoxeter Rail Station: 0 miles Hatton Rail Station: 0 miles
	Uttoxeter Town Centre: 0 miles Derby City Centre: 0 miles Nottingham City Centre: 0 miles
	Peak District National Park: 0 miles Staffordshire Moorlands: 0 miles
	Manchester Airport: 0 miles East Midlands Airport: 0 miles

A gable porch leads to the front door, opening in turn to a **Reception Hall** with the first of two staircases rising to the part galleried landing above. A door opens into a useful **Gym/Games Room** with French doors out to the terrace and gardens, and a step leads down into the magnificent open plan style **Garden Room** and **Breakfast Kitchen**.

The **Garden Room** has received upgrades to include a solid roof and a Scandi style wood burning stove, allowing for comfortable year-round use. Twin sets of French doors open out to the gardens with windows enjoying a pleasant outlook to the rear, and there is plenty of space for both a family room and informal dining area. There is an opening with steps leading down to the **Breakfast Kitchen**, where worktops extend to one side to create a breakfast bar with views into the **Garden Room**. The **Kitchen** is fitted with a range of shaker style wall and base units housing an inset one and half sink with side drainer, an integrated dishwasher and a Stoves electric range cooker with induction hob over and extractor above, with a central island housing a refuse cupboard. Windows with integral blinds face the rear, There is a traditional shelved **Pantry** and further thumb latch doors open into two additional reception rooms.

Positioned within the original part of the cottage, the charming **Sitting Room** has windows to the front and a wealth of exposed beams, with a stunning inglenook with wood burning stove extending the width of the room. Next door is a generous formal **Dining Room**, also having a wood burning stove and windows to the front. A door opens to a vestibule where there is a replace door to the original entrance into the cottage, leading to a second staircase rising to the first floor.

From the **Garden Room**, a door opens to a useful **Utility Room** having spaces for a washing machine, tumble dryer and American fridge freezer, as well as an inset sink and ample storage space to base and full height units.

A part glazed door opens from the dining area into a further reception room currently set up as a **Study**, having fitted storage and French doors opening out to the side aspect. This reception room could easily be utilised as a self contained annexe having a door into a **Shower Room** with large walk in shower which in turn leads into a spacious **Ground Floor Bedroom**, having dual aspect garden views and impressive original beams.

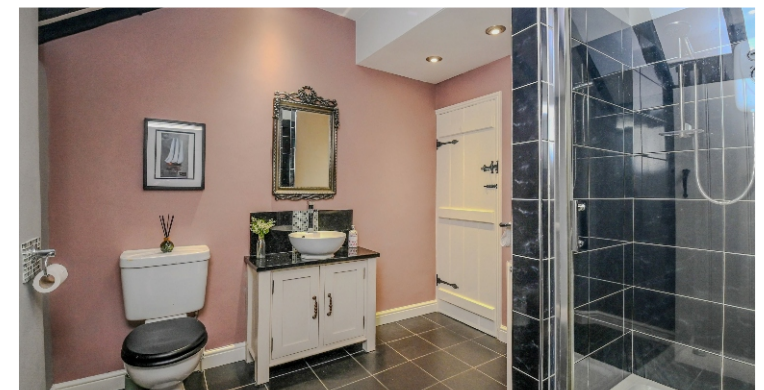


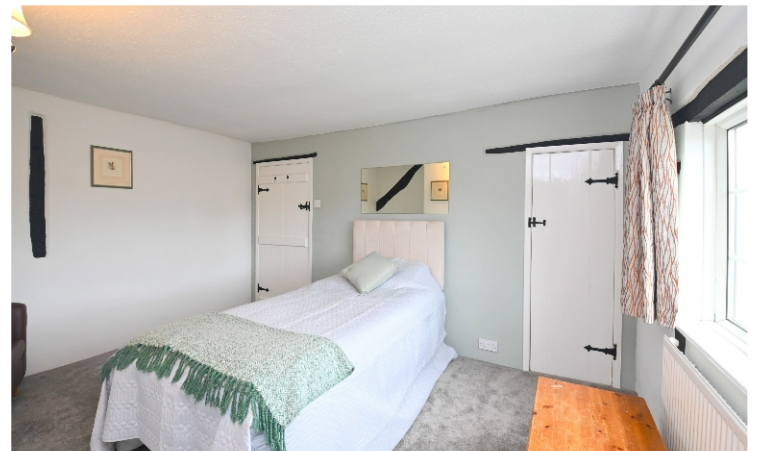




An oak staircase rises from the **Reception Hall** to the first Landing, having a window to the front with stunning views and a skylight. Doors open into two of the four bedrooms, firstly into the **Master Suite**, a spacious double room having a skylight and window to the front. Double doors open out to the charming private **Balcony** enjoying tranquil countryside views, and thumb latch doors from the bedroom open into a **Walk in Wardrobe** with fitted hanging and storage space, and to an **En Suite**. This refitted suite comprises wash basin set to vanity unit, WC and a walk in shower, with wall boarding and Karndean flooring.

Connecting the two landings is **Bedroom Two**, another spacious double bedroom having a window to the front overlooking idyllic views and a range of fitted wardrobes. A second **Landing** has stairs leading down to the vestibule as well as doors into the **Bedroom Three**, having a front-facing window with open views, fitted storage and a door leading into a **Fourth Double Bedroom**. The recently refitted **Family Bathroom** features a vanity wash basin, WC and freestanding bathtub, as well as a fitted cupboard housing the hot water cylinder and a window to the rear with garden and rural views.





Outside, Drumbeg Cottage enjoys a peaceful position on a quiet lane bordering Yoxall. There is a parking space to the fore of the property with manual gates also opening into the garden, and the vendors have landscaped the plot to create a **Secure Gravelled Parking Area** beyond **Double Electric Gates** to one side. A path leads down to the cottage between pretty formal gardens, where a terrace wraps around the property leading around to the **Garden Room**.

Established lawns extending to **0.6 Acre** are bordered by open countryside and farmland, views over which can be appreciated from all sides. There is exterior power, lighting and a water point, and the large timber **Workshop** is included in the sale.

Please Note: additional land has been purchased in separate lots and as such, each parcel is on an individual title deed. Overages also apply to each parcel of land, with terms to be established by legal representatives.



Floor Area: 000 ft² / 000 m²

Ground Floor

Reception Hall 3.88 x 3.56m (approx. 12'8 x 11'8)

Garden Room 7.68 x 6.15, 2.96m (approx. 25'2 x 20'2, 9'8)

Breakfast Kitchen 4.4 x 3.3m (approx. 14'5 x 10'10)

Sitting Room 4.54 x 3.84m (approx. 14'10 x 12'7)

Dining Room 6.53 x 3.85m (approx. 21'5 x 12'7)

Gym/Games Room 4.0 x 3.3m (approx. 13'1 x 10'10)

Utility 3.35 x 2.14m (approx. 10'11 x 7'0)

Study 3.78 x 3.04m (approx. 12'4 x 9'11)

Shower Room 2.8 x 2.45m (approx. 9'1 x 8'0)

Ground Floor Bedroom 4.13 x 3.67m (approx. 13'6 x 12'1)

First Floor

Master Bedroom 3.98 x 3.75 (approx. 13'0 x 12'3)

En Suite 2.13 x 1.68m (approx. 6'11 x 5'6)

Bedroom Two 3.85 x 3.82m (approx. 12'7 x 12'6)

Bedroom Three 3.8 x 3.03m (approx. 12'6 x 9'11)

Bedroom Four 3.86 x 3.27m (approx. 12'7 x 10'8)

Bathroom 3.37 x 2.85m (approx. 11'0 x 9'4)





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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.

PH 30.7.2025



Parker Hall
Independent Estate Agents

visit us:



The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

Follow to View
Property For Sale:



rightmove

#followus

f /parkerhallestateagents

@ParkerHallEstateAgents

T 01283 575 000

W www.parker-hall.co.uk

E relax@parker-hall.co.uk