



Guide Price £525,000

3 Bedroom Cottage for sale

Rose Cottage Woodmill, Yoxall, Burton-on-Trent



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SALES AND LETTINGS



Overview

Nestled on the tranquil outskirts of the sought-after village of Yoxall, this beautifully presented Georgian cottage in Woodmill is a true gem. Having been thoughtfully extended over the years, it offers a perfect retreat for those seeking serenity without compromising on accessibility.



Key Features

- Character Georgian Cottage
- Scope To Extend To First Floor STPP
- Stunning Rural Setting
- Situated on the outskirts of Yoxall - Close To Hoar Cross
- Substantial Garden Plot
- Three Reception Rooms
- Spacious Kitchen
- Detached Double Garage
- Oil Fired Heating
- Viewing Essential







This Georgian cottage in Woodmill offers a unique blend of historical charm and contemporary comfort in a picturesque, rural setting. Its proximity to Yoxall and excellent transport links make it an ideal home for those seeking a peaceful retreat with convenient access to urban amenities.

Ground Floor

Upon entering, you'll be greeted by a spacious living room, where French doors invite you into a light-filled dining room with a stunning picture window that frames the picturesque rear garden. The ground floor also features a cozy second reception room/snug, perfect for quiet evenings or as a study. The well-appointed breakfast kitchen provides ample space for culinary creativity, and a conveniently located WC completes this level.

First Floor

Ascend to the first floor to find three well-proportioned bedrooms, each offering unique views of the surrounding countryside. The large family bathroom is designed for relaxation, featuring both a bath and a separate shower cubicle.

Outdoor Space

The mature rear garden is a highlight, showcasing an attractive lawn and a delightful patio seating area, ideal for al fresco dining or simply enjoying the peace and quiet. The garden leads to a detached double garage with an electric door, providing ample storage and parking. Beyond the garage, you'll discover additional utility space housing the oil tank and septic tank, along with a workshop/shed for all your gardening or hobby needs.

Location

Woodmill, known as the gateway to Hoar Cross, is a picturesque rural hamlet celebrated for its serene surroundings and sweeping countryside



views. Positioned between Yoxall and Hoar Cross, Woodmill comprises charming rural homes and working farms, offering a quintessential country lifestyle with easy access to modern amenities.

Just one mile away, Yoxall boasts a vibrant community centred around its characterful High Street. Here, you'll find pubs, a convenience store, a butcher, Scouts and Guides groups, and a health center. The village is also home to St. Peter's Primary School, which feeds into the highly regarded John Taylor in Barton-under-Needwood, both rated Outstanding by Ofsted. Barton-under-Needwood further enhances local amenities with a Post Office, Co-Op, and additional services.

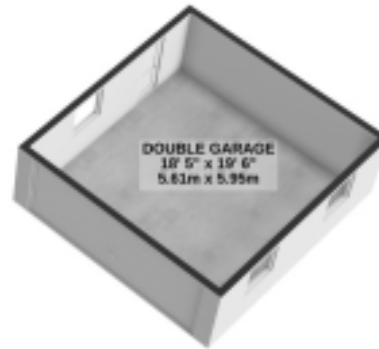
For those considering private education, the area is well-served with esteemed independent schools such as Repton and Denstone.

Connectivity

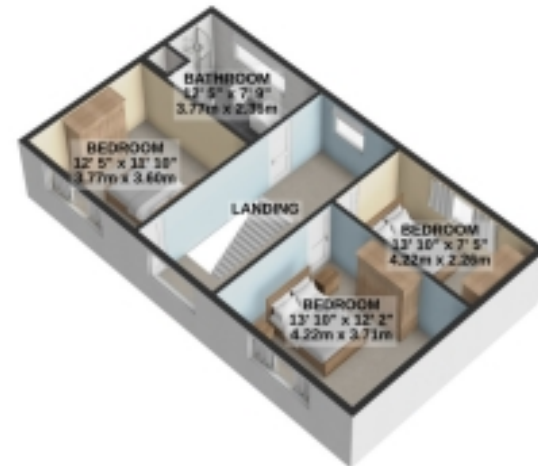
The cottage benefits from excellent transport links with the A38 and A50 nearby, providing easy access to Burton-on-Trent, Lichfield, Birmingham, Uttoxeter, and Nottingham. Rail travel from Lichfield offers direct connections to Birmingham and London, and the International Airports of East Midlands and Birmingham are both within an hour's drive.

Floorplans

GROUND FLOOR
1369 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.6 sq.m.) approx.



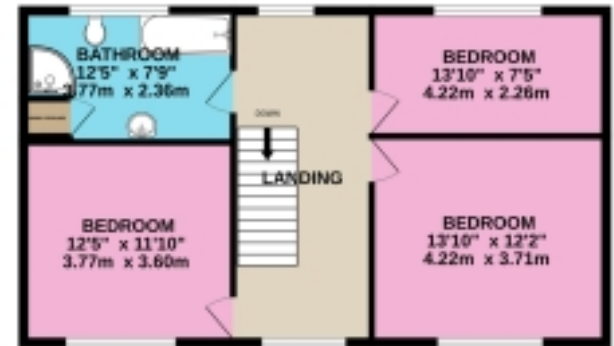
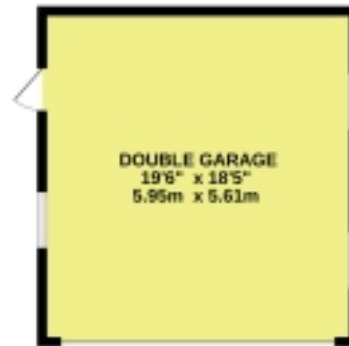
TOTAL FLOOR AREA : 2042 sq.ft. (189.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Floorplans

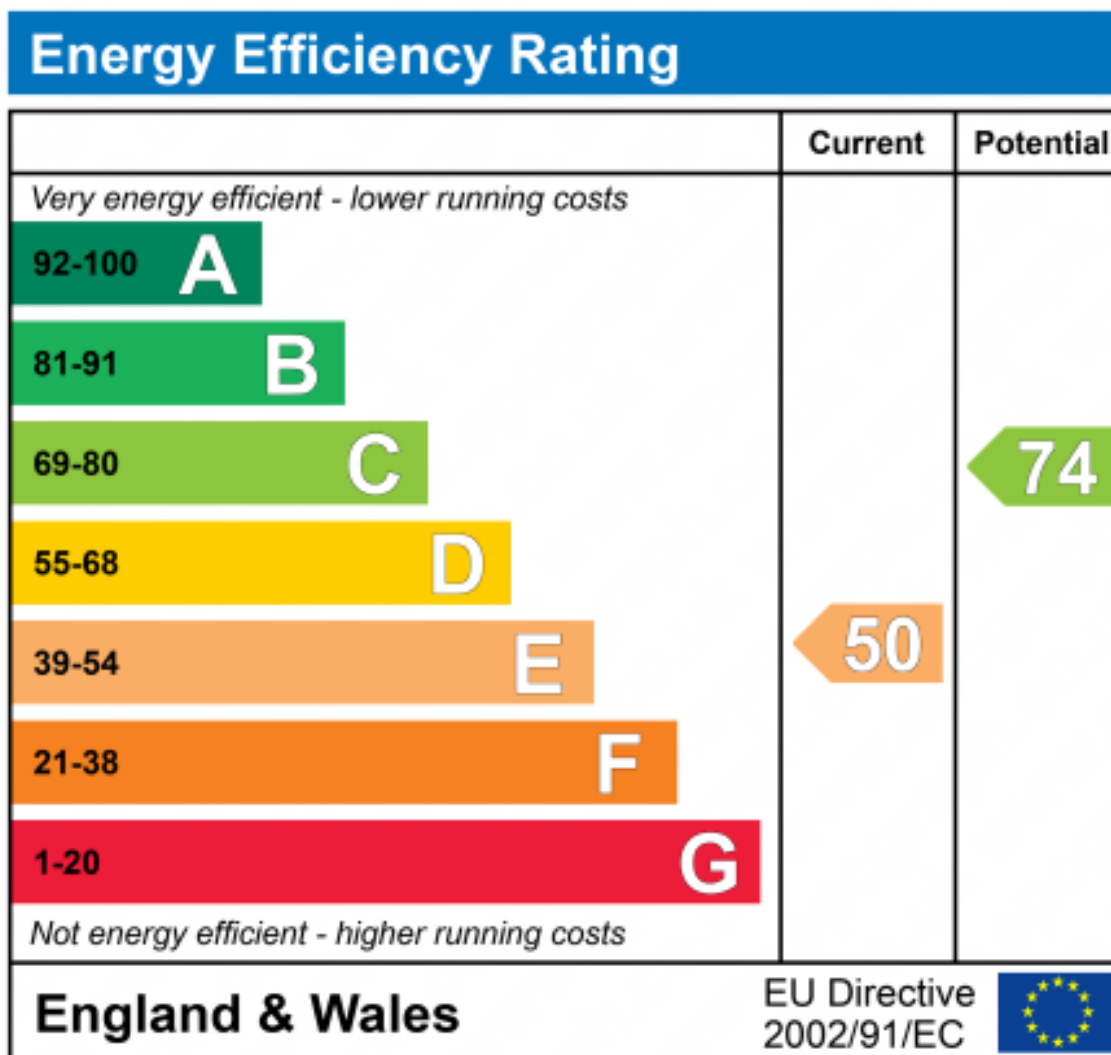
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Marketed by EweMove Barton-Under-Needwood

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