



TOAD HALL, BAGOT STREET, ABBOTS BROMLEY

£745,000 Freehold

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Set along one of the most well-regarded stretches of Bagot Street, Toad Hall is a property that quietly captures your attention and imagination. It's a home that blends character, comfort, and charm with the added benefit of a fully operational, income-generating annexe-making it not only a beautiful place to live, but a smart investment opportunity.

Behind its handsome façade, the main house unfolds with a sense of ease and timeless appeal. Original beams, Victorian fireplaces, and generous proportions come together to create a home that feels substantial, warm and well-loved. A traditional sitting room with a cast iron fire and beamed ceiling offers a calm and welcoming space, while the dining room is perfectly suited for more formal occasions or everyday family meals. The kitchen-complete with quarry tiled floor, pine cabinetry, Rangemaster cooker, and a walk-in pantry-retains a rustic charm, with practical additions such as a utility room, guest cloakroom and dry cellar adding further depth and functionality.

Upstairs, the layout continues to offer flexibility and comfort. Three double bedrooms, each with their own distinct character, provide space for families, guests or home working. The principal bedroom benefits from built-in wardrobes and a large en-suite with walk-in shower, while the generous family bathroom features a deep-set Jacuzzi bath.

The annexe is a major feature of the property-currently operating as a successful Airbnb with excellent occupancy and income. With its own entrance, it includes a spacious open-plan living and kitchen area with dual-aspect doors, creating a bright and relaxed environment. A galleried mezzanine bedroom above adds architectural interest, while the large wet room with walk-in shower and separate bath is well-appointed. This space is ideal for those looking to generate income, house extended family or create an independent working environment.

To the front, the property includes a private driveway with space for two to three vehicles-an increasingly rare find in the village. The rear garden is a credit to the current owners. Well-planned and maintained, it includes neat manicured lawn areas, structured borders, a productive vegetable plot, and a more natural wildflower section. A secondary patio space offers a quiet corner for outdoor use, without feeling staged or overly landscaped.

Toad Hall offers something increasingly hard to find: a comfortable, well-maintained period home in a popular village setting, with genuine flexibility and a valuable business opportunity. It's now ready for its next chapter.

Room Sizes:

Sitting Room: 4.90m x 4.23m (16'1" x 13'10") Dining Room: 4.23m x 3.54m (13'9" x 11'6") Breakfast Kitchen: 4.26m x 4.06m (14'2" x 13'6") Utility: 2.90m x 2.31m (9'6" x 6'9") Master Bedroom: 4.33m x 3.94m (14'0" x 12'9") En-Suite: 3.02m x 1.73m x 1.49m (9'10" x 5'7" x 4'9") Bedroom Two: 4.22m x 2.66m (13'9" x 9'9") Bedroom Three: 3.29m x 3.07m (10'9" x 10'3") Family Bathroom: 3.87m x 2.21m (12'7" x 7'3") Annexe Living Room/Kitchen: 5.79m x 5.38m (19'1" x 17'9") Annexe Bathroom/Wet Room: 3.06m x 2.88m (10'3" x 9'6") Annexe Mezzanine Bedroom: 4.57m x 2.59m (15'2" x 8'6")

Life in Abbots Bromley - More Than Just a Village

Abbots Bromley is more than a picturesque place to live-it's a community full of activity, energy, and charm. Whether you're seeking active outdoor pursuits or cosy weekend treats, the village and its surroundings offer something for everyone:

Sports & Recreation

- * Cricket & Football Clubs - Long-standing local clubs for all ages with regular fixtures and a strong community following
- * Village Sports Pitches - Open-access fields and a brand new all-weather court, perfect for year-round use including netball, football, and casual play
- * Tennis Club - A friendly club offering social games, coaching, and competitive matches
- * Local Running & Cycling Routes - Enjoy peaceful country lanes and scenic paths right on your doorstep

Nature & Outdoor Living

- * Blithfield Reservoir - Just minutes away, this vast and tranquil body of water is ideal for sailing, birdwatching, fishing, and peaceful lakeside walks
- * Cannock Chase AONB - A short drive brings you to this nationally designated Area of Outstanding Natural Beauty, perfect for hiking, mountain biking, and spotting deer in ancient woodland

Village Charm & Community Spirit

- * Cobwebs - A nearby café, pizza stop, and boutique destination all in one, with homemade cakes and unique finds in its adjoining shops
- * Antlers Coffee Shop - A local favourite for artisan coffee, light bites, and relaxed catch-ups with friends
- * Village Hall - A lively hub hosting events, markets, community groups, exercise classes, and private functions throughout the year

Whether you're into weekend sport, long countryside strolls, or simply enjoying good food and coffee in good company, Abbots Bromley provides a rich and well-rounded lifestyle in a quintessentially English village setting.

Education & Schooling in Abbots Bromley

Abbots Bromley offers a distinctive three-tier education system, providing a seamless academic journey from early years through to secondary education:

* The Richard Clarke First School

Located in the heart of the village, this Ofsted-rated 'Good' school caters to children aged 4-9. Established in 1606, it combines a rich history with a commitment to modern teaching practices.

* Oldfields Hall Middle School

Situated in nearby Uttoxeter, this middle school serves students aged 9-13. It continues the strong educational foundation laid in the first school years, preparing pupils for the next stage of their academic journey.

* Thomas Alleyne's High School

Also located in Uttoxeter, this high school accommodates students aged 13-18. It offers a broad curriculum, including a sixth form, supporting students through to their A-levels and further education.

For those considering independent education, the area boasts several reputable institutions:

* Denstone College

A co-educational boarding and day school offering a comprehensive education for students aged 4-18.

* Lichfield Cathedral School

An independent day school providing education from early years through to sixth form, set within the historic city of Lichfield.

* Stafford Grammar School

A selective independent school known for its academic excellence, catering to students aged 4-18

This array of educational options underscores Abbots Bromley's appeal to families seeking quality schooling within a supportive community.

Council Tax Band: E

Tenure: Freehold

Parking options: Off Street

Garden details: Enclosed Garden, Private Garden, Rear Garden











Floorplan



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	52
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.