



**Yoxall Road, Newborough, Burton-on-trent, DE13 8SU**

**Burton-on-trent**

**£499,950**





## BROOKSIDE COTTAGE

### Charming Riverside Cottage in Beautiful Village Setting Freehold

Set in an idyllic, tucked-away position beside the gently flowing Swarbourn River, this delightful three-bedroom cottage offers a rare blend of character, comfort, and versatile space in the heart of the desirable village of Newborough. Rich in period features, this beautifully presented home boasts a generously proportioned layout, including a substantial family room, two additional reception areas, and a stylishly landscaped garden that reaches down to the water's edge.

### Welcome to Newborough

Surrounded by glorious Staffordshire countryside, Newborough is a sought-after village offering a genuine sense of community and a peaceful, rural lifestyle. The Red Lion Pub, a traditional inn known for its friendly atmosphere and hearty food is in the process of being refurbished to provide a superb dining experience and traditional pub. Nearby, you'll find a charming coffee shop, perfect for a relaxed catch-up or weekend treat. Families benefit from the well-regarded Needwood Primary School, which feeds into John Taylor High School in Barton under Needwood. The village also features a B&B, community spaces, and the striking All Saints Church, which stands as a proud reminder of Newborough's rich heritage.

Country lane walks wind through the surrounding fields and woodlands, offering endless opportunities for outdoor exploration. Just up the road, the elegant Hoar Cross Hall Hotel & Spa provides luxurious leisure facilities, fine dining, and even more walking routes through its scenic estate.

### Interior Accommodation

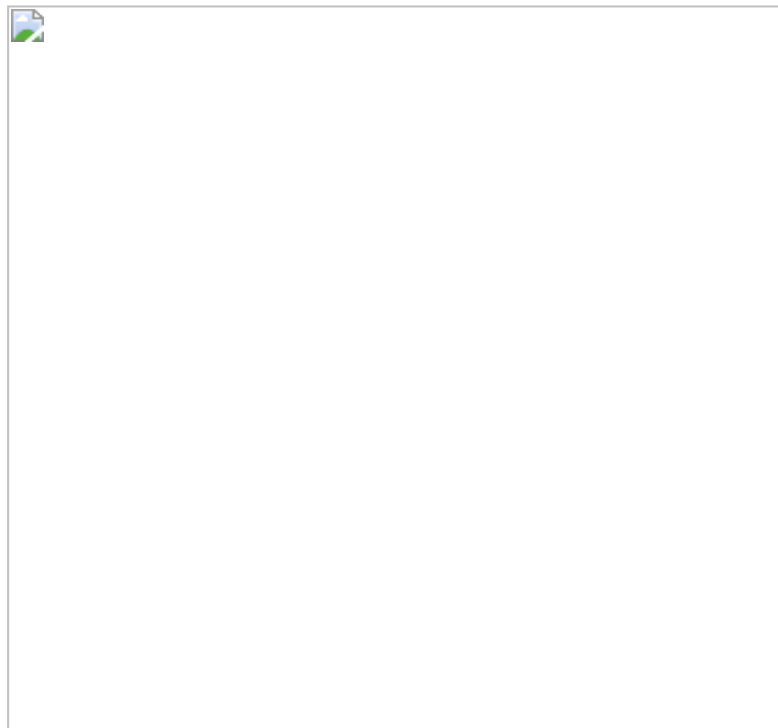
#### Kitchen

(4.29m x 1.98m max)

A cosy and practical space with solid timber worktops, an enamel sink with mixer tap, built-in electric oven and four-ring hob, tiled splashbacks, exposed ceiling beams, and real wood flooring. There's ample space for a fridge/freezer and a UPVC window overlooking the rear garden.







#### Family Room (7.37m x 4.70m)

This light-filled room is perfect for relaxing or entertaining, featuring triple UPVC double-glazed windows, two radiators, original quarry tile flooring, and exposed beams. A staircase leads to the upper level.

#### Snug (4.70m x 4.07m)

A cosy retreat with feature tiled flooring, exposed beams, and a raised hearth housing a cast iron multi-fuel burner. Includes a side window and cottage-style interior door.

#### Dining Room (4.30m x 2.64m)

With a continuation of tiled flooring, UPVC window, exposed beams, side window with views of the garden-this space is ideal for casual dining or entertaining.

#### First Floor Accommodation

##### Bedroom One (4.84m x 4.23m)

Spacious double bedroom with front and rear UPVC windows, fitted wardrobes, a Velux skylight, and loft access. This room leads to:-

##### Bedroom Two (4.74m x 3.82m)

A large bedroom featuring two Velux skylights, a rear-facing window, exposed beams, and a double radiator.

##### Bedroom Three (4.61m x 2.47m max)

With Velux skylight and UPVC rear window, this charming bedroom is perfect for guests or children.

#### Study Landing

Ideal for home working or reading, this open-plan landing includes a Velux skylight and rear UPVC window.



### Family Bathroom

Fitted with a panelled bath, shower, pedestal wash hand basin, WC, chrome heated towel rail, and classic metro tiling. Shower Room

Features a modern electric shower, vanity unit with mono tap, close-coupled WC, ceramic wall tiling, radiator, and skylight.

### Detached Garden Room / Summer House

Set at the side of the garden is a multi purpose detached garden room, offering additional living flexibility. Complete with its own shower room and compact kitchenette, this stylish, self-contained space is ideal as a guest annex, workspace, or creative retreat. It enjoys electricity, heating, and lovely garden views.

### Outdoor Space

Approached through a farm gate, gravel driveway and parking and paved path to the side. A pathway winds through a magical wild garden full of mature shrubs and flowering plants.

The side and rear gardens are predominantly laid to lawn, dotted with lots mature trees and sloping gently down to the tranquil riverbank. Additional features include a brick outbuilding, metal garden shed, and oil-fired Worcester boiler located externally.

### Location & Connectivity

Despite its peaceful feel, Newborough is ideally placed for commuters and travelers, with excellent road links via the A515, A50, and A38. Cross-city rail services from Lichfield provide swift access to Birmingham and London, while both Birmingham and East Midlands airports are within easy reach.

