



Woodmill House Farm Woodmill
Yoxall Burton-On-Trent

Woodmill House Farm Woodmill Yoxall Burton-On-Trent DE13 8PG

for sale
£1,100,000



Property Description

Set within an impressive five acre plot including a private fishing lake is Woodmill House Farm, an elegant character residence showcasing generously proportioned interiors, four double bedrooms and a range of outbuildings offering superb scope for ancillary accommodation, a work from home suite or onsite equestrian facilities. Thought to date back to the 17th Century with further additions made in 18th Century, this handsome countryside property has been a much loved family home since the 1960s, having been well maintained throughout with modernisations over time to include the installation of an oil central heating system in 2010, a refitted boiler in 2021 and general rewiring. Woodmill House Farm enjoys a tranquil setting with views over the private fishing lake and to countryside beyond, and this quintessentially English residence offers a rare opportunity to acquire a stunning home in this prestigious location.

Entrance Hallway

Entered via front hard wood double opening panelled entrance door with fan light over leading into the hallway where there is central heating radiator, two wall light point, double door fronted downstairs store and a radiator.

Sitting Room

13' 11" x 13' 11" (4.24m x 4.24m)
Having a brick fireplace incorporating an open fire with timber mantle shelf over, three wall light point, single glazed window to the front elevation, central heating radiator and feature wooden beams to the ceiling.

Family Room

11' 11" x 13' 11" (3.63m x 4.24m)
Having brick fireplace incorporating an open fire with quarry tiled hearth and timber mantle over, three wall light points, single glazed window to the front elevation, latch door giving access to stairs to the first floor, central heating radiator, feature wooden beams to the ceiling and archway leading through to the dining room.

Dining Room

8' 11" x 15' 11" (2.72m x 4.85m)
Having exposed brick work and timber oak beams,

a door leading into the rear hall, double opening double glazed French doors leading into the garden room with single glazed windows either side, central heating radiator, loft hatch, ceiling fan light and an opening to:-

Kitchen

13' 1" x 15' (3.99m x 4.57m)
Fitted with a range of farm house style wall and base units with oak trim work surfaces over, Belfast sink with mixer tap over, space for a fridge and separate freezer, oil fired aga, separate electric cooker with hob, lighting to the cooking area, oak beam over the cooking area, characterful baker oven, tiled splashback, concealed lighting, centre island bar providing further storage, feature beams to the ceiling, exposed character brick work, tiled flooring, stable door to:-

Verander

16' x 7' 3" (4.88m x 2.21m)
Having a sloping polycarbonate roof and single glazing, stable door leading to the side and gives access to the side driveway, tiled flooring, a radiator with fitted cover over, part panelling and single glazed windows.

Garden Room

13' 7" x 14' 3" (4.14m x 4.34m)
Beautifully constructed garden room add to the property in 2007 with an Apex tiled roof inset with spot lights, oak steal frame construction and having double glazed windows with stunning views over the grounds, double opening doors to the side giving access to a stone patio, under floor heating, quarry tiled flooring, central heating radiator, power and feature exposed brick work and beams.

Rear Hall

Having stone paved flooring, door to the front giving access to the driveway, part glazed door to the rear giving access to the side garden and further glazed door leading into the utility room.

Utility Room

9' 10" x 8' 5" (3.00m x 2.57m)
Having ceramic tiled flooring, bi-fold door to a pantry, fitted with base and wall units with laminate

work surface, inset single drainer stainless steel sink unit with chrome mixer tap over, plumbing and space for automatic washing machine, stackable space for dryer, double glazed window to the side elevation, plumbing and space for slimline dishwasher and further panelled door to shower room.

Wet Room

Having a low level W.C, pedestal wash hand basin, electric heater, chrome mains fed shower and ceramic tiled flooring.

First Floor Landing

Having beams to the ceiling, single glazed window to the rear elevation giving stunning views over the grounds, stairs off to the second floor and latch doors off to:-

Master Bedroom

11' x 14' (3.35m x 4.27m)

Fitted with a range of hard wood fronted wardrobes with overhead cupboards, centre vanity unit with mirror back, single glazed window to the front elevation and central heating radiator.

Bedroom Two

10' 6" x 13' 11" (3.20m x 4.24m)

Having single glazed window to the front elevation, beams to the ceiling and central heating radiator.

Bathroom

13' 10" x 15' 1" Max (4.22m x 4.60m Max)

Fitted with a four piece suite comprising of a feature whirlpool style bath inset to a tiled enclosure with with chrome mixer tap, low level W.C, vanity wash hand basin and fully tiled walk-in shower cubicle with mains fed shower over, spot lights to the ceiling, exposed beams to the ceiling and walls, tiled flooring with under floor heating, partly tiled walls, window to the side elevation, double glazed opaque window to the side elevation, chrome towel rail, walk-in boiler cupboard with hot water cylinder and floor standing oil fired boiler, airing cupboard with shelving and apex ceiling.

Second Floor Landing

Having a radiator, feature arch top window and door off to:-

Bedroom Three

12' x 14' (3.66m x 4.27m)

Having two windows to the side elevation giving views over the grounds and central heating radiator,

Bedroom Four

14' x 13' 10" (4.27m x 4.22m)

Having two windows to the side elevation, triple door front fitted wardrobe with vanity unit and drawer and central heating radiator,

Outside

The property has two access points and approximately 5 arches of grounds with stunning mature ground, in and out driveway which leads all the way around the side of the property, a range of outbuilding which offer potential to covert into holiday lets (subject to planning permission), outside tap and outside lighting.

Garage

14' 11" x 14' 7" (4.55m x 4.45m)

Having double sliding door access, high ceiling, light and power.

Second Garage

24' 1" x 15' 11" (7.34m x 4.85m)

Having double sliding door access, high ceiling and staircase off to attic space offering roof storage, light and power.

Stables

9' 3" x 15' 1" (2.82m x 4.60m)

All stables having stable door access and feeding troughs, hay racks and light.

Tac Room

8' 4" x 14' 8" (2.54m x 4.47m)

All stables having stable door access and feeding troughs, hay racks and light.

Workshop

12' x 14' 9" (3.66m x 4.50m)

Having electric wall mounted heater, light and power.

Large Workshop

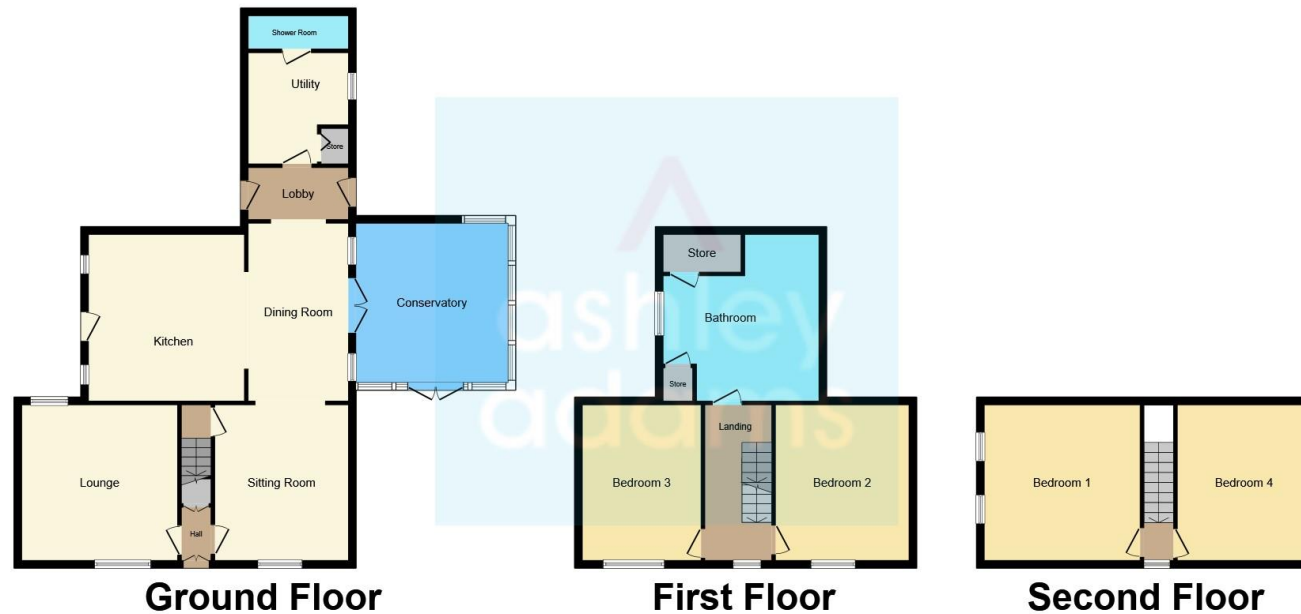
16' x 15' (4.88m x 4.57m)

Having high apex ceiling, light and power.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

EPC Rating: Exempt

Tenure: Freehold

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MEL204768 - 0003