

ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Yew Tree Cottage, Hay Lane, Longdon Green, WS15 4QG - Characterful & No Upward Chain

£775,000

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Discover Yew Tree Cottage, a truly characterful four-bedroom home, nestled in the idyllic village of Longdon Green and available with no upward chain. This inviting residence offers a harmonious blend of period charm and modern practicality, featuring two versatile reception rooms, secure gated parking, and beautifully maintained, extensive gardens, perfect for those seeking a tranquil country lifestyle.

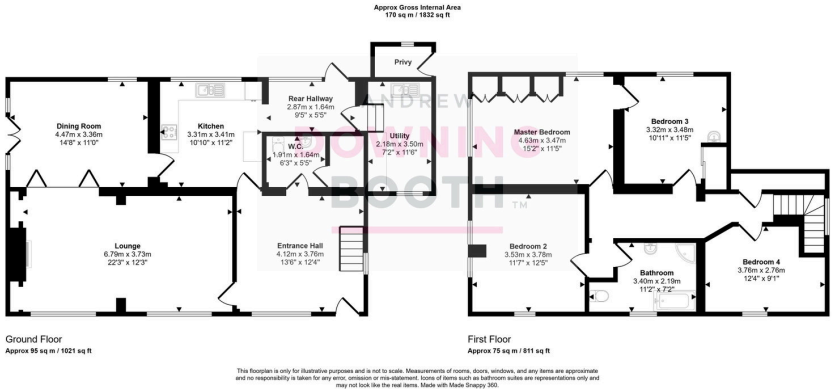
Nestled in the picturesque Staffordshire countryside, Yew Tree Cottage enjoys a coveted location in Longdon Green, offering peaceful rural living without compromising on accessibility. Residents benefit from the charm of village life, with convenient access to local amenities, reputable schools, and excellent transport links, making it an ideal setting for a balanced lifestyle.

Upon entering, the home immediately conveys a sense of warmth and history. The spacious entrance hall, with its attractive wood-effect flooring, not only provides a welcoming first impression but also offers flexible space. The ground floor seamlessly transitions into a comfortable living room, where a charming wood-burning stove forms a focal point, complemented by characterful exposed ceiling beams. Double doors open to a bright dining room, facilitating a natural flow for entertaining and daily family life, with direct access to the rear garden. The fitted kitchen is both practical and inviting, equipped with integrated appliances and ample storage, catering to all culinary needs. Adjoining this, a convenient utility room and a well-placed guest WC enhance the home's functionality. Natural light floods the living areas, creating an airy and pleasant atmosphere throughout the ground floor, with easy access to the outdoor spaces. The first floor hosts four comfortable bedrooms, each offering a peaceful and private retreat. The master bedroom is notably spacious, featuring ample natural light and built-in storage. The family bathroom is thoughtfully appointed, boasting a traditional-style suite that includes both a panelled bathtub and a separate shower enclosure, catering to diverse preferences.

Externally, Yew Tree Cottage is equally enchanting, approached through wrought iron gates leading to a private parking area with space for two vehicles. The property is surrounded by delightful

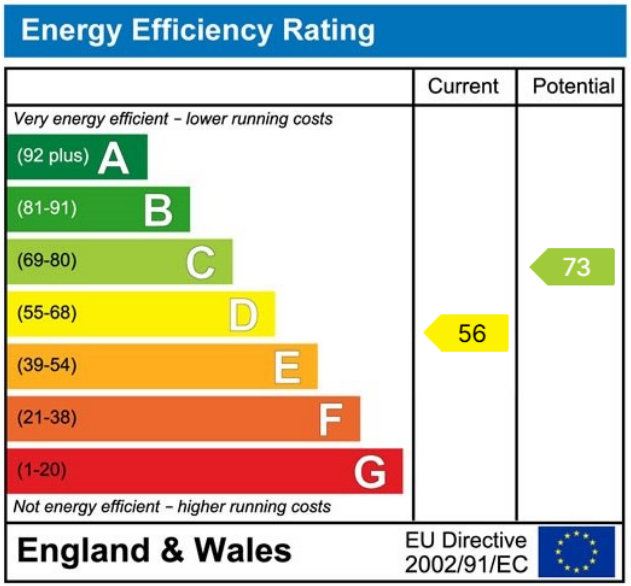






- Traditional Four Bedroom Detached Cottage
- Highly Desirable Longdon Green Location
- Formal Dining Room
- English Country Garden
- EPC Rating: D
- No Upward Chain
- Spacious Living Room With Feature Open Fire
- Breakfast Kitchen
- Spacious Bedrooms With Family Bathroom
- Council Tax Band: F





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