

Main Street

Yoxall, DE13 8NQ

John German





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Offers over £600,000

True character village Grade II listed home offering an exceptional residence with 2582 sq ft of accommodation with a large drive, double garage & wonderful established gardens. There is an abundance of space with three reception rooms, kitchen/diner, pantry & an expansive first floor layout featuring five bedrooms, library/office, ensuite & bathroom.

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This outstanding home is believed to date back to the 1500s with later additions and really does offer a wonderful blend of character living, with the luxury of space perfect for a large family. Offering exceptional value with accommodation totalling 2582 sq ft, together with a large drive and detached double garage. Ideal for multi generational living, or those seeking to fulfil the dream of owning a true character family home.

Set in the centre of a pretty village which has a shop, primary school and popular pub and with the benefit on John Taylor catchment. There is excellent access to local countryside and the village is in easy reach of Lichfield, Uttoxeter and Burton-on-Trent.

The ground floor begins with a welcoming reception hall having parquet floor and handy storage. To the left, an oversized door opens into a stunning, triple aspect living room with a marble fireplace and French doors to the garden. Across the hall, the dining room offers the perfect space to entertain with an inglenook fireplace adding a stunning period feature.

At the heart of the house is a spacious farmhouse style kitchen/diner with a quarry tiled floor, oak surfaces, Belfast sink, space for appliances, and a former bread oven set within a brick chimney breast next to a stove, adding a cosy feel.

The house also offers the practicalities normally found in a modern home with a useful utility room, excellent storage within a pantry, and a guest WC.

Completing the ground floor is a superb sitting/garden room having a flagstone style floor with underfloor heating, beamed ceiling and central chimney breast with stove, and French doors seamlessly the connecting indoor and outdoor space.

There is plenty of space upstairs as well, with an amazing light filled triple aspect master bedroom, a well appointed, modernised family bathroom, together with four further bedrooms.

The rear bedroom is a versatile space, featuring a large library/home office area with a revealed brick wall, and an ensuite shower room off.

The detached double garage is perfect for car enthusiast's, those seeking a workshop or just for that extra storage.

The gardens are well established, largely lawned with shrubs, hedging, trees and a handy wood store.

Agents note: We understand the rear of the property did flood in 2020 and 2023, and the owners have since added a flood defence gate to the rear French doors and had a non return drain fitted.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/ coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/14072025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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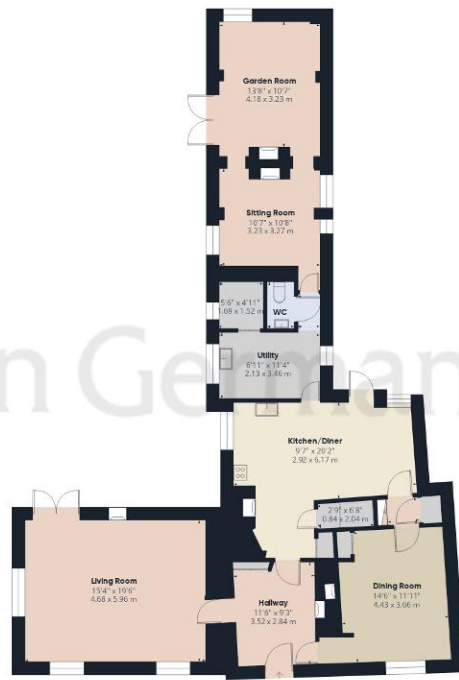












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3008 ft²
279.6 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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