



The Nook, Victoria Street, Yoxall, DE13 8NG



Nestled within secluded landscaped gardens enjoying an open aspect is this charming and beautifully refurbished cottage, showcasing a wealth of original features and charm, two excellent double bedrooms and a delightful setting on the historic and desirable Victoria Street. Being immaculately presented throughout, this quintessential country cottage has been thoughtfully renovated to create a welcoming village home, seamlessly combining a wealth of original Grade II Listed character with sympathetically upgraded finishes. The Nook has received a refitted kitchen, a remodelled and refitted bathroom, redecoration and new radiators, alongside landscaping to the wonderfully secluded rear garden. The front door opens into the entrance hall, leading in turn to an attractive open plan sitting room with inglenook and separate dining area. The kitchen extends to the rear aspect enjoying pleasant views over the gardens and open aspect beyond, and two excellent double bedrooms to the first floor are serviced by a modernised shower room. Within the garden there is a small outbuilding providing storage, and there is ample parking available directly outside the cottage on Victoria Street.

The Nook enjoys a peaceful setting on Victoria Street, being within easy reach of a variety of amenities and the picturesque surrounding countryside. The charming and sought after village of Yoxall offers an excellent range of everyday amenities, creating a welcoming and well-connected setting for village life. Within a short walk of the property are a health centre, Post Office and general store, local shops, the historic St Peter's Church, two popular village pubs and a bus service connecting to nearby Lichfield, Burton and surrounding villages. St Peter's Primary School is located within the village and feeding into the highly regarded John Taylor High School in nearby Barton under Needwood, both of which maintained an Ofsted 'Outstanding' rating. The John Taylor Free School is also within a short drive.

Yoxall is conveniently positioned for commuters, with the A38, A515 and A50 providing excellent connections to surrounding towns and cities. Rail services from Lichfield offer convenient links to Birmingham and London, while Birmingham Airport and East Midlands Airport are both within comfortable driving distance.



- Charming Grade II listed Character Cottage
- Delightful Landscaped Gardens
- Open Aspect to Rear
- Option for No Upward Chain
- Sitting Room with Inglenook
- Dining Area & Refitted Kitchen
- Two Excellent Double Bedrooms
- Refitted Shower Room
- Stunning Landscaped Garden
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes

The front door opens from Victoria Street into the **Entrance Hall**, where stairs rise to the first floor and a character door opens into:

Sitting & Dining Room 4.77 x 3.37m (approx. 15'7 x 11'0)

Showcasing a wealth of character, this delightful reception room has exposed ceiling and wall beams, solid oak flooring, a window to the front and a cast iron radiator, with a stunning inglenook fireplace to the **Sitting Room** housing a wood burning stove. A cosy **Dining Area** is set to one side, there is storage beneath the stairs and a door opens into:

Kitchen 4.37 x 1.51m (approx. 14'3 x 4'11)

The kitchen has been refitted with a range of shaker style base units with solid oak work surfaces over, housing a Belfast sink, space for a fridge freezer and integral appliances including oven with induction hob, wine fridge and washing machine. A window to the rear enjoys pleasant garden views, a door opens out to the rear and the kitchen has quarry tiled flooring



From the **Entrance Hall**, stairs rise to the first floor **Landing**, featuring a wealth of exposed beams and thumb latch doors into:

Master Bedroom 3.41 x 2.66m (approx. 11'2 x 8'8)
A spacious principal bedroom having a window to the front

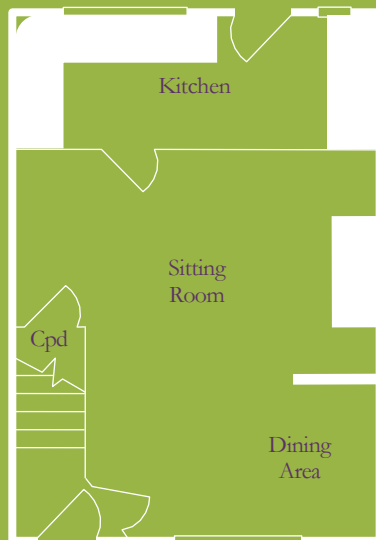
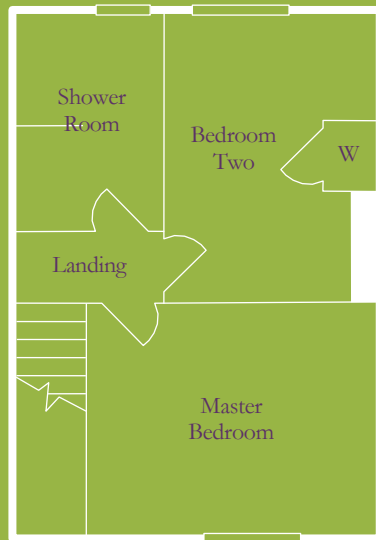
Bedroom Two 3.75 x 2.58m (approx. 12'3 x 8'5)
Another generous double room having a window to the rear enjoying open views and a fitted wardrobe

Shower Room 2.93 x 1.66m (approx. 9'7 x 5'5)
Having been remodelled and refitted, a white suite comprises wash basin set to vanity unit, WC and large cubicle with electric shower. There is a window to the rear and the bathroom has tiled splash backs, traditional panelling and tiled flooring





Floor Area: 537 ft²



Outside

The Nook enjoys a recently landscaped rear garden, creating a peaceful and private space for outdoor dining and entertaining whilst enjoying complete privacy. A paved patio lies next to the cottage with a further feature paved seating area to the top of the garden, and a characterful brick outbuilding, formerly a pigsty, provides a useful additional space

To the front aspect, there is ample informal on street parking available directly outside the cottage, and there is a Right of Way across the neighbouring property allowing for access into the garden



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