



EweMove

£325,000

2 Bedroom Cottage for sale

The Nook Victoria Street, Yoxall, Burton-on-Trent



EweMove
SALES AND LETTINGS



Overview

A beautifully refurbished Grade II Listed cottage brimming with character tucked away in one of Staffordshire's most desirable villages on the edge of the National Forest. VINEWING ESSENTIAL.



Key Features

- Delightful Grade 2 Listed character cottage
- Sitting room with log burner
- Modern kitchen to the rear
- Two Double Bedrooms
- contemporary Shower Room
- Two Double Bedrooms
- Secluded position within the popular village of Yoxall
- Landscaped rear garden with patio area
- Walking distance to village pubs, shop & Post Office
- Viewing Essential!





A beautifully refurbished Grade II Listed cottage brimming with character tucked away in one of Staffordshire's most desirable villages on the edge of the National Forest.

Located on Victoria Street within the ever-popular village of Yoxall, this truly exceptional Grade II Listed cottage is a rare gem. Beautifully refurbished, it effortlessly marries minimalist contemporary styling with the warmth and character of its historic origins.

Step inside to discover a welcoming entrance hall leading into a charming open-plan sitting and dining room. Exposed beams and a striking feature log burner create an inviting focal point, while a useful under-stairs cupboard provides practical storage. To the rear, a stunning fitted kitchen showcases charming cabinetry, integrated appliances and delightful views across the pretty garden - perfectly blending modern convenience with cottage charm.



A traditional wooden staircase rises to the first floor, where two generous double bedrooms feature painted floorboards and exposed beams, continuing the home's characterful appeal. A stylishly refitted contemporary shower room completes the accommodation, along with additional loft storage.

Outside, the property continues to surprise. A brick outbuilding - formerly a pig sty - adds a touch of heritage and versatility, while the newly landscaped rear garden offers a tranquil retreat with an attractive patio area ideal for relaxing or entertaining.

Yoxall itself is a thriving rural community set on the edge of the National Forest, with the River Swarbourn gently meandering through the village. Renowned for its welcoming atmosphere, the village boasts two well-established public houses - The Golden Cup and The Crown - along with a local convenience store and Post Office. A reliable bus service provides easy connections to



Lichfield, Burton and surrounding villages, making this idyllic setting as practical as it is picturesque

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Tenure: Freehold

Property Construction: Traditional

Listed: Grade I

Parking: On street parking

Electricity Supply: Mains connected

Water Supply: Mains connected

Sewerage: Mains drainage

Heating: Gas central heating.

Tree Preservation: No.

Conservation Area: Yes.

Broadband: Full Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.

EPC rating: Exempt.

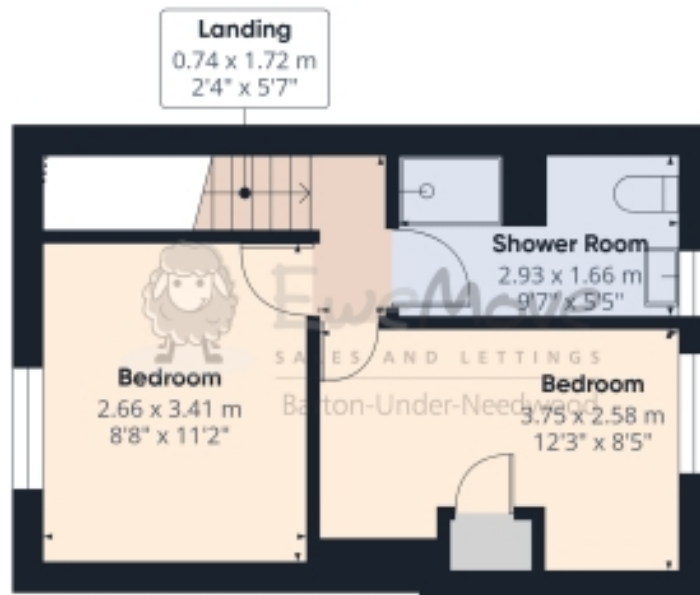
Council Tax rating: B.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use Movebutler to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
49.9 m²
537 ft²

(1) Excluding balconies and terraces

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

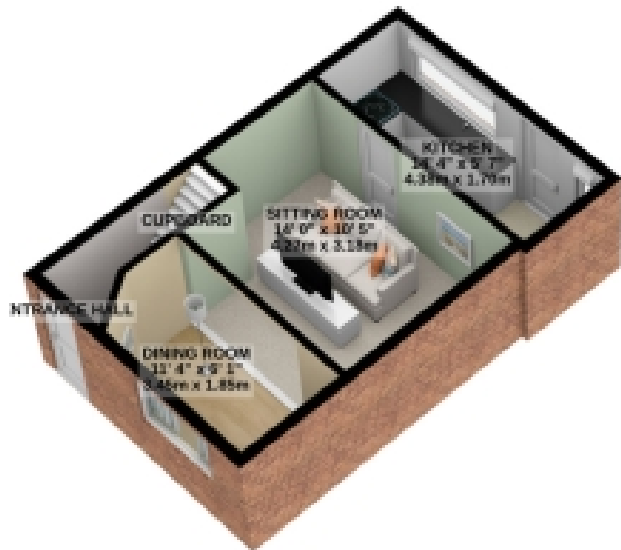
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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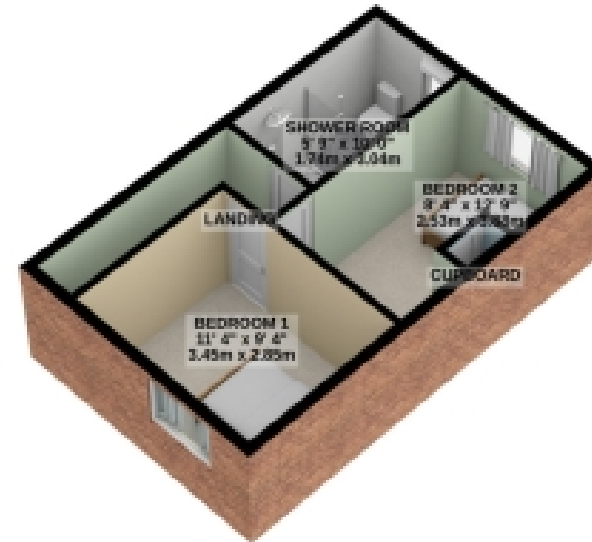


Floorplans

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.



Marketed by EweMove Barton-under-Needwood

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