Yew Tree Farm

Sudbury Road, Yoxall, DE13 8PQ




John German

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£695,000

A charming detached character cottage in a wonderful countryside setting with field views, approximately 0.52 acres of generous gardens and a gated driveway. Features include a kitchen/diner, living/dining room with inglenook-style fireplace and huge potential (STPP).



This charming detached character cottage occupies a wonderful countryside setting, enjoying views across open fields. Set within approximately 0.52 acres, the property boasts generous gardens and a gated driveway. Highlights include a kitchen/diner and a living/dining room featuring an attractive inglenook-style fireplace. The property also offers huge potential for further enhancement, subject to the necessary planning permissions.

Located on the rural edge of Yoxall, a well-regarded Staffordshire village with two popular pubs and a primary school, well placed for the neighbouring village of Barton under Needwood with its John Taylor High School, Uttoxeter, and the cathedral city of Lichfield with train services to London.

The property is set within pretty countryside surroundings on a plot of 0.44 acres including established lawned gardens, together with gates to a long gravelled driveway. This home offers a wonderful rural retreat with huge scope and potential.

The house itself is light and airy and decorated in neutral tones. The front door opens into a welcoming hall, a space brimming with character, having revealed timbers from the original farmhouse, with stairs to the first floor and doors to the kitchen/diner, living/dining room and a guest WC.

The beamed living/dining room has garden views and an impressive inglenook style fireplace with stove, adding a lovely character feature.

Across the hall is a bright kitchen/diner, again with garden views and revealed beams. The kitchen is fitted with a range of units, together with space for appliances. We understand the cooker is to be included. There is plenty of room for a breakfast/dining table and a door opening out to the rear.

On the first floor, the landing has doors leading to three good size bedrooms and the family bathroom. The master is a large bedroom with triple aspect windows framing views across the garden to the fields beyond, the second is a superb character bedroom with beams, and the third is a good size, light bedroom. The bathroom is fitted with a three piece suite and has an airing/storage cupboard.

Outside, there are extensive lawned gardens, bordered by hedging to create a sense of privacy, the property enjoys attractive views across open fields and adjoining woodland. Offering a distinctly rural setting while remaining conveniently accessible to local amenities, it provides the best of both worlds. The grounds also benefit from a brick outbuilding, a former cow barn with useful loft storage, and two additional garden stores.

Agents notes: There is no mains drainage and no mains gas. Buyers are advised to check the suitability of the septic tank as it may not meet current regulations.

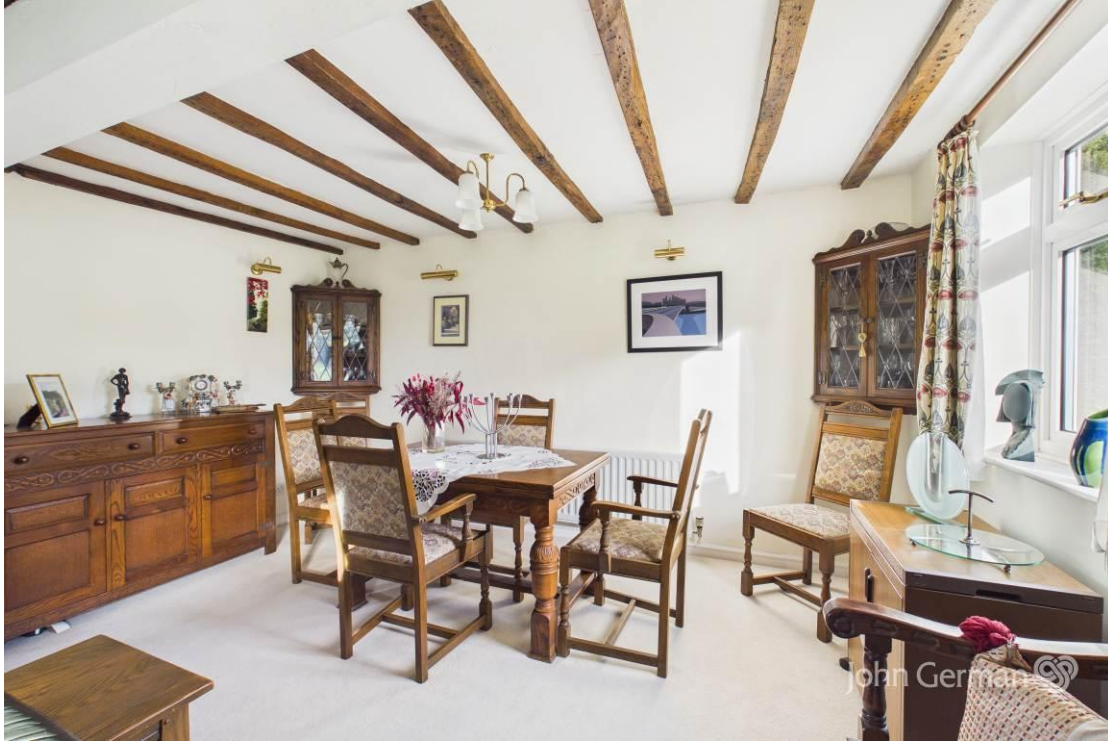
The property is registered on two Titles.

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: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Septic tank
Heating: LPG heating
(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 E
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/12102026

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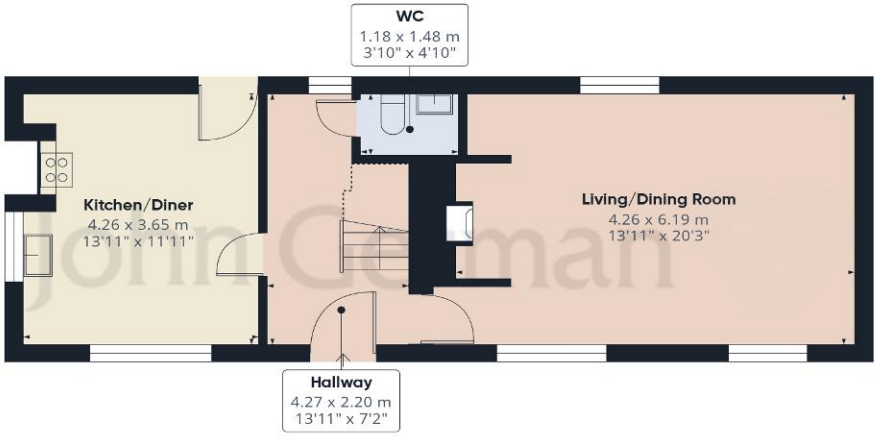

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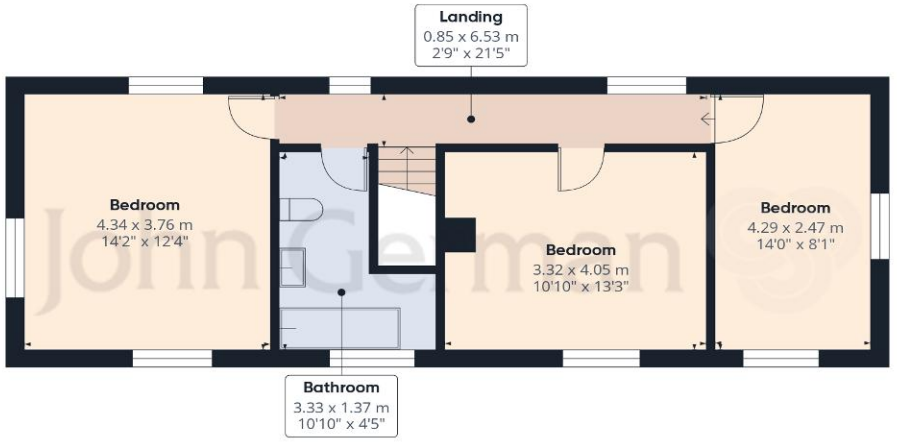

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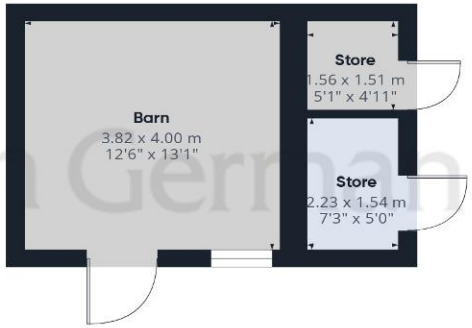

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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Approximate total area(1)

131 m²

1409 ft²

Reduced headroom

1.5 m²

16 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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Agents' Notes

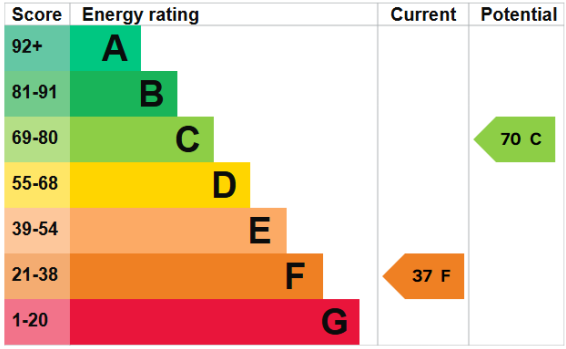
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

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