



The Old Bakehouse Hollybush Road, Newborough,
Staffordshire, DE13 8SF

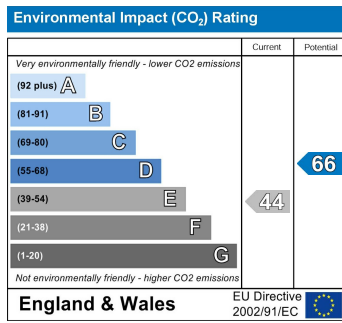
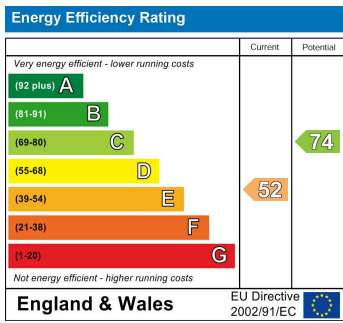


Offered with no upward chain is this beautifully presented character cottage, benefitting from extended and upgraded interiors, three bedrooms and outside space including landscaped garden and a gated drive. Enjoying a prime position in the heart of Newborough, The Old Bakehouse showcases a wealth of beautifully retained character throughout complemented by extended living accommodation and private gardens with views towards the Church spire. The Old Bakehouse has been maintained to a high standard and comprises briefly three reception rooms, modern kitchen with utility/boot room, study/playroom and ground floor bathroom, with three bedrooms set to the first floor serviced by an additional shower room. The front of the cottage overlooks pleasant views over the village church and the immaculately landscaped garden to the rear also houses a gated driveway accessed off Hollybush Road.

The Old Bakehouse lies in the heart of Newborough, a popular rural village home to an active community centred around the Red Lion pub and restaurant, a historic Church, the Needwood Primary School and a children's playground. The Ofsted 'Outstanding' rated primary school feeds into John Taylor High in Barton under Needwood. Within walking distance of the property is the charming rural hamlet of Hoar Cross, home to the renowned Meynall Ingram Arms and prestigious Hoar Cross Hotel, Health Club & Spa, and the FA's St Georges Park lies around 3 miles away, being home to a restaurant and a members only gym. The Cathedral City of Lichfield is 20 minutes drive away and has two train stations providing direct links to Birmingham, London and Stafford, and the International airports of Birmingham and East Midlands are both within approximately 40 minutes drive.

- Charming Cottage in Desirable Village
- Extended Character Interiors
- Kitchen & Utility/Boot Room
- Three Bedrooms (Two Doubles)
- Private Gated Off Road Parking to Rear
- Offered with No Upward Chain
- Three Reception Rooms & Study/Playroom
- Bathroom & Shower Room
- Charming Landscaped Gardens
- 'Outstanding' School Catchment







General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.