



Bond End House, 28 Bond End, Yoxall, DE13 8NH

Set in the heart of the popular village of Yoxall is Bond End House, a handsome Grade II Listed Georgian home offering three double bedrooms, a wealth of original features and superb potential to refurbish as desired. Having been maintained to a superb standard throughout its time with the current vendors, this semi detached residence dates back to the 1840s and showcases period features including panel doors, architraves and panelling, the original staircase and banister and reconditioned sash windows with working shutters. The central reception hall leads into two characteristically spacious reception rooms, a bespoke dining kitchen and cloakroom, with three double bedrooms to the first floor serviced by a family bathroom. Outside, gated access opens into off road parking, and well tended gardens extend to the front and side of the property featuring a variety of mature trees and foliage. Being a rare addition to the market, this period home presents a unique opportunity to acquire a property of such grandeur, with a traditional and practical layout ideal to suit modern day family life.

Bond End House lies in the heart of the charming village of Yoxall, a desirable location benefitting from an excellent range of amenities and an 'Outstanding' school catchment area. Within walking distance from the property are a Post Office/general store, a health centre, a Butcher's, St Peter's church and two pubs, with St Peters Primary School feeding into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating., The John Taylor Free School also lies within a short drive. Yoxall is well placed for access to nearby towns and cities via the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Birmingham & East Midlands are both within an easy drive. With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes drive.

- Exceptional Grade II Listed Residence
- Wealth of Original Georgian Features
- Generously Proportioned & Superb Potential
- Traditional Reception Hall & Cloakroom
- Two Impressive Reception Rooms
- Bespoke Breakfast Kitchen
- Part Galleried Landing
- Three Excellent Double Bedrooms
- Luxurious Family Bathroom
- Gated Entrance to Parking
- Gardens to Front & Side
- Reconditioned Sash Windows & Mains Gas Central Heating
- Central Village Location
- Well Placed for Local Amenities

Reception Hall 4.35 x 2.12m (approx. 14'3 x 6'11)

A traditional stone pillared entrance leads to the original front door, opening in turn to the

traditionally grand reception hall. Panel doors open into the reception rooms, and an archway leads into the **Rear Hall**

Drawing Room 4.6 x 5.1m (approx. 16'8 x 15'1)

A stunning sitting room having a traditional fireplace and an impressive full height bay window with original concertina shutters

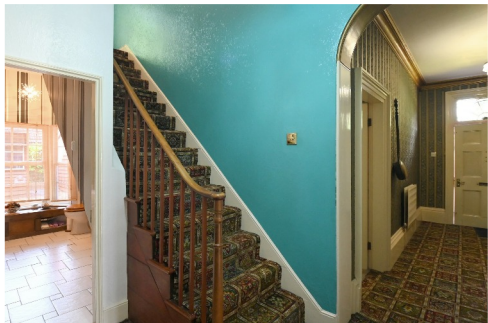
Dining Room 4.2 x 3.35m (approx. 13'9 x 10'11)

Another well proportioned reception room showcasing original oak panelling, a sash window to the front with working shutters and a traditional oak fireplace surround

Inner Hall 2.4 x 2.3m (approx. 7'11 x 7'6)

Stairs rise to the first floor accommodation and panel doors open into:







Breakfast Kitchen 4.8 x 4.3m (approx. 15'9" x 14'0")
The kitchen comprises a range of bespoke handmade wall and base units housing an inset Armitage Shanks Belfast sink with Perrin & Rowe bibcock taps, spaces for fridge, freezer and washing machine and integrated appliances including double oven and New World ceramic hob. There is a serving hatch through to the dining room, the kitchen has tiled flooring and a corner window, and a door opens out to the side aspect out to the south facing garden

Cloakroom 3.66 x 2.4m (approx. 11'11" x 7'10")
Comprising wash basin set to vanity unit and WC, with a bay window to the side, tiled flooring and fitted storage

Stairs with the original carved banister rises to the **First Floor Landing** 6.13 x 2.38m (approx. 20'1" x 7'9"), an impressive space having a bay window to the side with a window seat with storage below. Original panel doors open into the bedrooms, bathroom and into a storage space, which leads in



turn to steps giving access to the roof space

Master Bedroom 4.26 x 4.2m (approx. 13'11" x 13'9")
A generous principal bedroom having a feature corner window and a range of fitted bedroom furniture and wardrobes

Bedroom Two 4.4 x 3.35m (approx. 14'4" x 10'11")
Another spacious bedroom having a period fireplace, a sash window to the front and a double fitted wardrobe

Bedroom Three 3.24 x 3.1m (approx. 10'1" x 10'7")
A third double room having a sash window to the front

Bathroom 4.38 x 3.27m (approx. 14'4" x 10'8")
A white suite comprises twin wash basins set to vanity units, WC, double ended bathtub and walk in shower, with tiled splash backs, a range of fitted wardrobes and storage and a sash window







Floor Area: 1,698 ft²

Outside

Gated access opens from Bond End to a gravel driveway where there is off road parking. A paved pathway leads between a south facing garden where there is an entrance door into the kitchen, bordered by neatly stocked flower beds, an ornamental garden pond and housing a greenhouse.

Gardens

The gravel drive leads to the front of the property where there is additional parking, leading to two garden sheds to the far side of the plot. Bordered by mature foliage and trees, lawned gardens extend to the front of Bond End House enjoying a good degree of privacy.

Please Note: The driveway is shared with 28a Bond End. There is a flying freehold over a section of roof belonging to the property which extends over 28a Bond End. There are Tree Preservation Orders on 6 trees within the boundary.

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.

Consumer Protection Regulations: 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.