



Buttercross & Cottage, Market Place, Abbots Bromley, WS15 3BS



Offered with no upward chain is this imposing Georgian village residence, benefitting from spacious and characterful interiors, three double bedrooms plus a two bedroom cottage, parking and courtyard gardens. Currently home to a cafe and Bed & Breakfast accommodation, this opportunity offers potential for the next owners to create a beautiful family home, with the option of a self-run retail space, or to retain the existing cafe licence as additional income. The property offers spacious interiors set over three floors plus cellar, comprising briefly entrance hall, spacious lounge/retail space, study, utility and WC to the ground floor, with a breakfast kitchen, formal dining room and bathroom to the first floor. Three double bedrooms are set over the first and second floors, each having a private en suite. Outside, there is parking to the rear as well as a charming courtyard garden offering potential to landscape. Also to the rear is a self contained two bedroom cottage offering a variety of potential uses as an extension to the main property as a guest house or ancillary accommodation, as a rental property or as a superb work-from-home suite.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle centered around an attractive main street lined with character properties. The village is home to amenities including a sports club, general store, a highly regarded primary school, traditional pubs, a bistro, coffee shop, doctors, church and village hall. Abbots Bromley has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times, and is home to the historic School which is due to open under new management. A range of independent schools are also nearby including Smallwood Manor, Repton, Denstone and Lichfield Cathedral. For those looking for outdoor pursuits there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres. The village is ideally located for commuters, having the A38, A50 and M6 Toll within easy reach, and regular rail links are available from Lichfield to Birmingham and London (in 80 minutes).



- Individual Georgian Village Home
- Spacious Interiors Showcasing Character
- Potential for Self-Run Business or Additional Income
- Two Reception Rooms & Breakfast Kitchen
- Utility, Study, WC & Bathroom
- Three Double En Suite Bedrooms
- Cottage with Dining Kitchen& Sitting Room
- Two Further Bedrooms & Shower Room
- Parking & Courtyard Gardens
- Central Village Location
- Ideal for Commuter Routes & Amenities

Hallway

A door from the side aspect opens into this spacious hallway, having staircase rising to the first floor, doors to the **Cloakroom WC** and a large store room, and out to the rear garden. Further doors lead into:

Drawing Room 9.0 x 4.97m (approx 29'6 x 16'3)
Formerly utilised as a retail premises and bistro, this spacious reception room features character recessed storage and exposed beams. At either end of the room are intact inglenook fireplaces which have been concealed, and there are windows and a door to the front aspect and door opens to a useful store room

Study 3.61 x 2.26m (approx 11'10 x 7'5)
With quarry tiled flooring and a door into:

Utility 3.59 x 2.28m (approx 11'9 x 7'5)
Having quarry tiled flooring, a window to the rear and an original fireplace which has been concealed.

Stairs rise to the **First Floor Landing**, where a thumb latch door leads to the staircase rising to the second floor and doors lead off into:

Dining Room 3.89 x 2.40m (approx 12'7 x 7'9)
Ideal as a dining and family room, having a sash window overlooking the market place to the front, exposed beams and a traditional cast fireplace

Kitchen 3.61 x 3.44m (approx 11'10 x 11'3)
Fitted with a range of country style wall and base units with Butcher block worktops over, housing inset Belfast sink and appliances including dishwasher, fridge freezer, single oven and washing machine. There are two fitted cupboards and the kitchen has exposed beams, exposed brickwork and a window to the side



A door from the **First Floor Landing** opens into:

Master Bedroom 5.20 x 2.74m (approx 17'0 x 8'11)

A spacious double room having sash window to the front enjoying village and church views, beams and a cast period fireplace. Private use of:

En Suite 1.77 x 1.34m (approx 5'9 x 4'4)

Comprising fitted wash basin, WC and shower cubicle, with tiled flooring, tiled splash backs, recessed storage and a window to the side

Family Bathroom 2.44 x 2.21m (approx 8'0 x 7'2)

Comprising twin wash basins, WC and bathtub with shower over, having tiled splash backs, painted wooden panelling, tiled flooring and beams

Stairs rise to the **Second Floor Landing**, having a skylight, beams and doors into:

Bedroom Two 5.19 x 4.02m (approx 17'0 x 13'2)

Another spacious double room having exposed beams, a window to the side, skylight and use of:

En Suite 2.07 x 1.58m (approx 6'9 x 5'2)

Fitted with wash basin, WC and shower cubicle, having tiled flooring, tiled splash backs and exposed beams

Bedroom Three 5.23 x 3.90m (approx 17'1 x 12'9)

Having exposed beams, a window to the side and a skylight. Door to:

En Suite 2.04 x 1.63m (approx 6'8 x 5'4)

Comprising fitted wash basin, WC and shower cubicle, with tiled flooring, tiled splash backs and exposed beams





The Cottage

A charming addition to this unique home, The Cottage is a self contained property set to the rear of the main house offering a variety of potential uses. The cottage presents a wealth of character throughout and would be ideal for use as ancillary accommodation or guest house, home office suite or for an Air BnB type rental. From a brick paved courtyard a door opens into:

Entrance Hall

With brick paved flooring, exposed beams and brickwork and a door into:

Kitchen 5.57 x 3.36m (approx 18'3 x 11'0)

Fitted with country style cream wall and base units having Butcher block worktops over, housing inset Belfast sink, integral dishwasher, fridge, freezer and washing machine. An inglenook style recess houses a range cooker and the kitchen has quarry tiled flooring, tiled splash backs, windows to two sides and exposed beams.

Sitting Room 3.36 x 2.93m (approx 11'0 x 9'7)

With double doors to the gardens, a window to the side and oak flooring

Cloakroom

Comprising fitted wash basin and WC, with brick paved flooring

Landing

With skylight, recessed storage, exposed brickwork and beams. Doors off to:

Master Bedroom 5.87 x 3.46m (approx 19'3 x 11'4)

A spacious principal bedroom having exposed beams, brickwork and a skylight. Door to:

Shower Room 2.21 x 2.15m (approx 7'3 x 7'0)

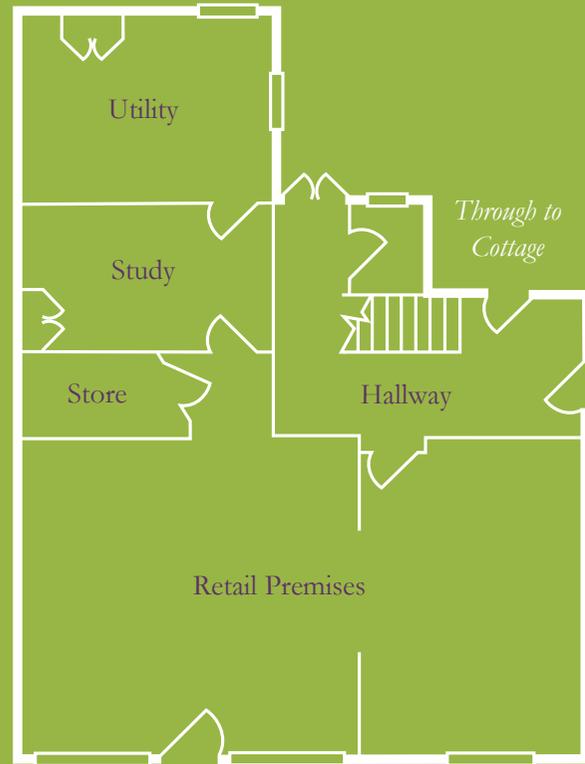
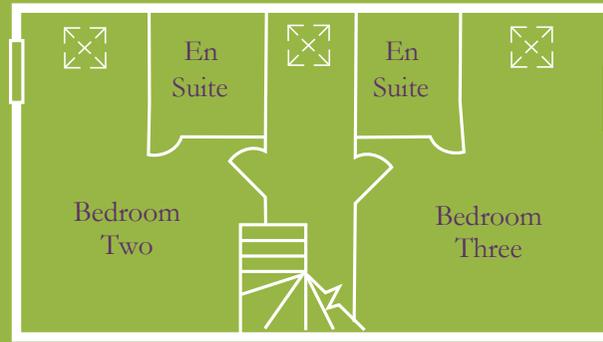
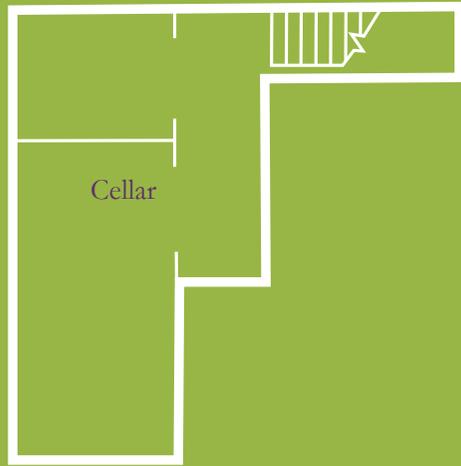
Comprising pedestal wash basin, WC and corner shower, with wooden panelling to splash backs

Bedroom Two 3.48 x 2.91m (approx 11'4 x 9'6)

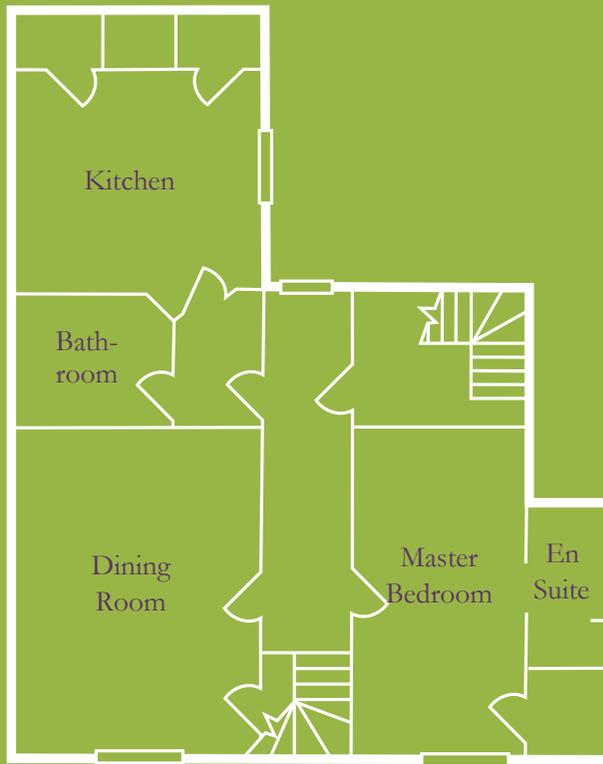
Having exposed beams and a window to the side



Second Floor

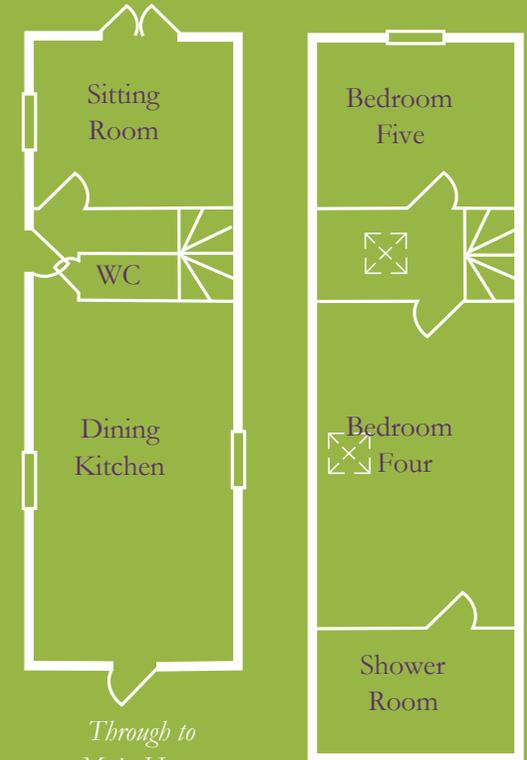


Ground Floor



First Floor

Self Contained Cottage



*Through to
Main House*



Outside

Accessed from Schoolhouse Lane is a driveway with parking for a number of vehicles as well as access into a car port and on into the garden

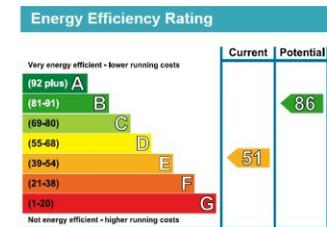
Gardens

The garden is laid to low maintenance blue brick patio and a shaped gravelled terrace. A door opens into the hallway of the cottage and further access leads into entrance hall to the main house

Please Note: The property is of Freehold status and has flexibility to either be run as a business premises or made into a residential home

The current tenants to the Cafe are under Licence on a monthly rolling contract which provides the new owners with flexibility to retain the business income via the existing tenants, to use the premises for their own business or to utilise the room as living accommodation for the main house

The BnB Licence is due to end in May 2021 and the cottage and main house (excluding the cafe/lounge, study and utility as labelled on the floor plan)



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.