



The Old Farmhouse, Victoria Street, Yoxall, DE13 8NG



A most impressive detached Georgian farmhouse offering upgraded and immaculately presented interiors, five double bedrooms and a wealth of character throughout. Originally dating back to 1600s, The Old Farmhouse is a stunning Grade II Listed country home formerly used as a shooting lodge, with extensions being added in 1700s as well as substantial modernisations in recent years to restore character and charm throughout. The kitchen and bathrooms have been refitted in keeping with the traditional style and beams, brickwork and fireplaces have been sympathetically restored and retained throughout. In addition, recent

upgrades have been made to include rewiring, replumbing and a new boiler, a complete redecoration throughout and new bespoke oak thumb latch doors.

The beautifully presented interiors showcase a wealth of space and flexibility to suit a growing family both inside and out. The reception hall features Minton flooring and gives access to the first two reception rooms and study, with a high specification kitchen giving access to a breakfast room, third reception room and cloakroom. The first floor is home to four double bedrooms and a family bathroom, with bedrooms one and two each

having a private en suite. To the second floor is a further bedroom, sitting area and shower room ideal as a guest suite or self contained living space, with two additional attic rooms ideal for conversion into additional bedrooms if required. Outside there is a double garage, parking for a number of vehicles and grounds extending to the front and side, with further landscaped gardens laid to the rear enjoying an open aspect.

The rural village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, newsagent/general store, St Peter's church and two pubs, all within

walking distance from the property. St Peter's Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood and there are a number of private schools also in the area including Foremarke Preparatory, Denstone College and Repton School. 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 (in 80 minutes) and the International airports of Birmingham & East Midlands are both within an easy driving distance.



- Stunning Detached Georgian Farmhouse
- Wealth of Character Throughout
- Immaculately Presented & Recently Upgraded Interiors
- Reception Hall with Minton Flooring
- Four Spacious Reception Rooms
- Refitted Kitchen with Breakfast Room
- Study, Utility & Cloakroom
- Five Excellent Double Bedrooms
- Master & Guest En Suites
- Family Bathroom & Shower Room
- Additional Two Attic Rooms
- Double Garage & Parking
- Gardens to Front & Rear
- Mains Gas Central Heating

#### Reception Hall

An attractive welcome to this character family home, having stairs rising to the first floor, Minton flooring and doors opening into:

**Drawing Room** 5.07 x 4.99m (approx 16'7 x 16'1)

A beautifully presented reception room having windows to two sides and a most impressive open fireplace with stone lintel

**Dining Room** 5.07 x 4.9m (approx 16'7 x 16'1)

Having windows to two sides and a stunning exposed brickwork fireplace with stone lintel over

**Refitted Kitchen** 6.2 x 4.98m (approx 20'3 x 16'4)

Finished to a superb specification, the kitchen comprises a range of painted wall and base units with granite worktops over, housing an inset double Belfast sink and integral appliances including dishwasher, fridge and freezer. An inglenook houses an Aga ranger with mate and the kitchen has tiled flooring, windows to two sides and a large island unit providing additional workspace, storage and a breakfast bar. Opening into:

**Breakfast Room** 4.86 x 2.54m (approx 15'11 x 8'3)

With double doors out to the rear gardens, a door and window to the front and tiled flooring. A door opens to the **Double Garage** which houses the **Utility**

**Family Room** 4.82 x 3.2m (approx 15'9 x 10'5)

Currently used as a playroom and having fitted storage, a window to the side and a stunning inglenook fireplace housing a wood burning stove

**Cloakroom**

Comprising fitted wash basin, low level WC, tiled flooring and a window to the rear

**Study** 3.98 x 1.84m (approx 13'0 x 5'1)

With a window to the front and fitted furniture and desk space





Stairs rise from the **Reception Hall** to the **First Floor Landing**, having a window to the front, staircase continuing to the second floor and doors off into:

**Master Bedroom** 5.21 x 5.1m (approx 17'1 x 16'9)  
A beautiful master suite having feature exposed beams and a window to the rear with views over Goose Green. With private use of:

**En Suite** 4.99 x 2.37m (approx 16'4 x 7'9)  
Fitted with a traditional suite comprising twin Neptune wash basins set to vanity unit, WC and walk in shower, with tiled splash backs, tiled flooring, windows to the side, a traditional heated towel rail and a stunning brick and stone fireplace

**Bedroom Two** 4.99 x 3.83m (approx 16'4 x 12'6)  
Another stunning bedroom suite having a window to the rear and private use of:

**En Suite** 4.82 x 2.16m (approx 15'9 x 7'0)  
Comprising a traditional Lefroy Brookes suite having wash basin, WC, walk in shower and bathtub, with tiled splash backs, a heated towel radiator and an obscured window to the side

**Bedroom Three** 4.14 x 3.21m (approx 13'6 x 10'6)  
With a window to the side and two fitted wardrobes

**Bedroom Four** 5.01 x 2.5m (approx 16'5 x 8'2)  
Another double bedroom having window to the front aspect

**Bathroom** 4.0 x 2.39m (approx 13'1 x 7'9)  
Fitted with wash basin set to vanity unit, low level WC, bathtub and walk in shower, with tiled flooring, tiled splash backs, a heated towel rail and a obscured window to the front

Stairs rise to the **Second Floor Accommodation** where a door opens into:

**Bedroom Five** 4.98 x 4.51m (approx 16'4 x 14'9)  
With vaulted ceilings, a window to the rear and a skylight, this floor is ideal as a **Guest Suite**. A door opens into:

**Sitting Area** 3.45 x 3.32m (approx 11'4 x 10'10)  
Having a skylight and doors off into:

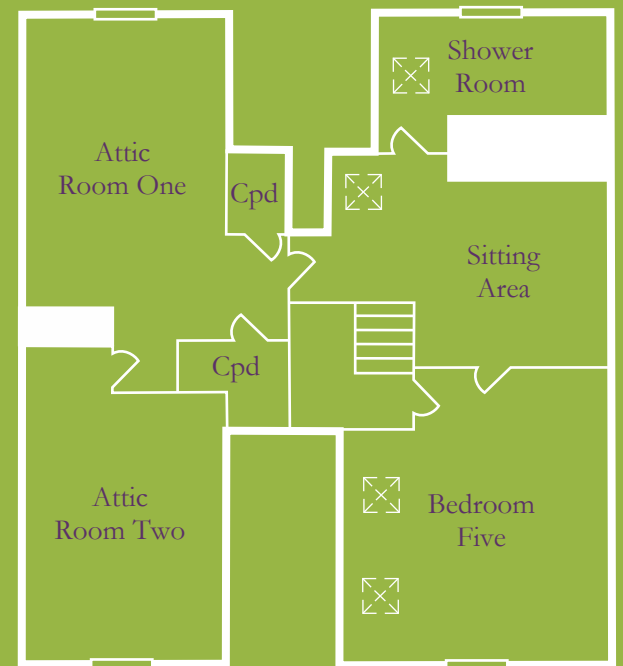
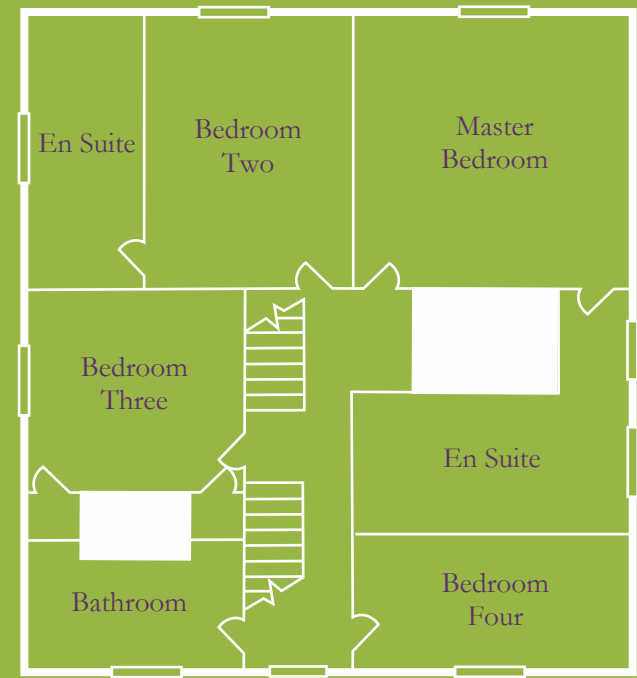
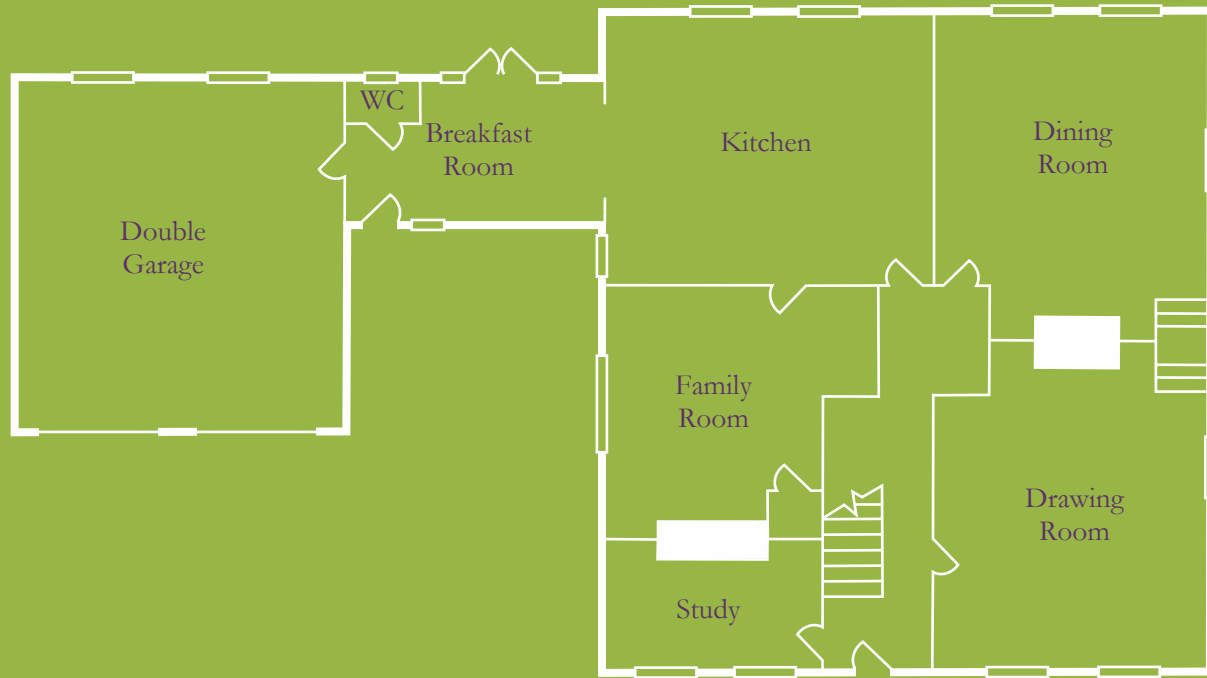
**Shower Room** 3.99 x 1.71m (approx 13'1 x 5'7)  
Fitted with a modern suite comprising pedestal wash basin, WC and walk in shower, with tiled splash backs, tiled flooring, a heated towel rail and a skylight

From the **Sitting Area**, a door gives access to two further rooms that are currently made up as bedrooms, but that could alternatively be used as loft style games rooms or storage Both rooms feature a window, exposed beams and exposed brickwork and there is a door from a small inner landing giving access to eaves storage

**Room One** 5.27 x 3.42m (approx 17'3 x 11'2)  
**Room Two** 5.31 x 3.42m (approx 17'4 x 11'2)









### Outside

The Old Farmhouse is on the quiet Victoria Street in Yoxall, just minutes walk from the centre of the village and amenities it has to offer. To the front, a walled driveway provides parking for a number of vehicles and

### Double Garage 6.42 x 5.92m (approx 21'0 x 19'5)

With twin electric entrance doors, windows to the rear and a utility space. The utility comprises fitted base units housing an inset Belfast sink and spaces for appliances including washing machine tumble dryer and fridge. The Worcester boiler and water tank and housed in here

### Gardens

To the rear aspect is a well tended landscaped garden laid to a paved terrace, stocked borders and shaped lawns. The terrace extends across the width of the property to a gated side garden laid to lawns and a mature hedge. The garden enjoys a superb degree of privacy to all sides and backs onto rural fields and gardens to the rear



**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.