



Hollyhurst Lodge, Woodhouses, Yoxall, DE13 8BS



A traditional detached country home set within the rural hamlet of Woodhouses, offering spacious and well presented interiors, four superb double bedrooms and a generous garden plot totalling in excess of half an acre. Built in 1939 and formerly being the gardeners cottage servicing Hollyhurst House, Hollyhurst Lodge has been well maintained and upgraded by the current vendors with additions including an extension, refitted bathrooms and a stunning bespoke breakfast kitchen. To the ground floor are three generous reception rooms plus conservatory, breakfast kitchen, laundry room and cloakroom, with four double bedrooms accessed from the first floor

landing. The first and second bedrooms benefit from double wardrobes and en suites and a family bathroom services the additional bedrooms. Outside, the mature grounds include well tended formal gardens, a double garage, a workshop and ample parking, all set beyond gated entrance and totalling 0.55 acre overall. Hollyhurst Lodge benefits from mains gas central heating and full double glazing.

Hollyhurst Lodge is less than a mile from Yoxall, playing host to pubs, a butchers, a village primary school, Scouts and Guides Groups and a Health Centre, with Humpty Dumpty Day Nursery and Woodhouse

Green Garden Centre & Nursery just up the road. Barton under Needwood is just 2 miles away and has additional shops, pubs, a post office, village hall and John Taylor High School, and there are an excellent range of private schools in the area including Repton School, Abbots Bromley and Denstone. The A38 and A50 are both within easy reach allowing for travel to towns and cities such as Burton on Trent (7 miles), Lichfield (8miles), Birmingham (27miles), Uttoxeter (12 miles) and Nottingham (36 miles). There is a public bus service that runs through the village to Burton/Lichfield.

- Traditional Detached Country Home
- Spacious & Well Presented Interiors
- Extended & Much Improved Throughout
- Three Reception Rooms & Conservatory
- Bespoke Breakfast Kitchen
- Laundry Room & Cloakroom
- Four Excellent Double Bedrooms
- Two En Suites & Family Bathroom
- Double Garage & Workshop
- Gated Entrance & Ample Parking
- Mature Gardens overlooking Views
- Overall Plot Totalling 0.55 Acre
- John Taylor School Catchment

Entrance Hall

Having a useful fitted storage cupboard, window to the front and doors off into the Cloakroom and:

Dining Room 5.78 x 3.49m (approx 18'11" x 11'05")

A spacious reception room having windows to the rear overlooking the gardens, exposed beams and double doors leading into:

Lounge 5.58 x 4.44m (approx 18'03" x 14'06")

Another generous and well presented living room, having windows to the front aspect, painted ceiling beams and double doors into the **Garden Room**. A feature coal effect gas fire is inset to a stone mantle and hearth and a door leads into:

Conservatory 5.35 x 4.02m (approx 17'06" x 13'02")

Windows overlook and double doors lead out to the stunning rear gardens and the **Conservatory** has tiled flooring. Door into:

Garden Room 4.43 x 2.70m (approx 14'06" x 8'10")

Ideal as a second sitting room or childrens' playroom, having double doors with panels out to the rear aspect and a door into the **Dining Hall**

Cloakroom

Comprising pedestal wash basin with tiled splash back WC, with a window to the front aspect



Hallway

Stairs rise to the first floor and a window overlooks the front aspect. Door into:

Breakfast Kitchen 4.180 x 4.10m (approx 15'09" x 13'05") – max measurements

A stunning feature within this family being fitted with a bespoke range of solid oak painted wall and base units having complementary granite worktops and upstands over, housing inset Belfast sink, integral Bosch appliances including dishwasher, warming tray, fridge and cooling drawers. A feature recess with tiled splash back houses space for a range cooker (existing appliance as negotiation) and the kitchen has additional workspace and storage provided by a granite topped breakfast bar. Having tiled flooring, windows to the side and a door into:

Laundry 3.10 x 2.21m (approx 10'02" x 7'03")

Fitted with a range of painted wall and base units having complementary worktops over, housing an inset sink with side drainer and spaces for appliances including fridge, freezer, washing machine and tumble dryer. Having a door to the gardens, windows to the rear and units discreetly housing the wall mounted boiler



Energy Efficiency Rating

Very energy efficient - lower running costs



Landing

Stairs rise from the Hallway leading up to the first floor landing where there is a window to the front aspect and access point with drop down ladder to a boarded loft space. Doors into the **Airing Cupboard** and:

Master Bedroom 3.97 x 3.48m (approx 13'00" x 11'05")

This spacious principal bedroom suite has a window to the side aspect and two double wardrobes with bespoke internal fittings. Door to:

En Suite 2.11 x 1.68m (approx 6'11" x 5'06")

Comprising a modern suite having wash basin and low level WC set to vanity unit providing storage below and a shower cubicle with tiled flooring, tiling to walls, a heated towel rail, window to the rear and feature lighting

Bedroom Two 4.99 x 3.25m (approx 16'04" x 10'07")

Another generous double room having window to the rear, two double fitted wardrobes, an additional fitted cupboard and private use of:

En Suite 3.22 x 1.07m (approx 10'06" x 3'06")

Comprising pedestal wash basin, low level WC and large shower cubicle, having tiled flooring, tiled walls and fitted storage

Bedroom Three 4.44 x 2.92m (approx 14'06" x 9'07")

Having a window to the front aspect

Bedroom Four 3.70 x 3.45m (approx 13'00" x 11'03")

Another spacious double room currently used as a home office, having window to the rear with garden views

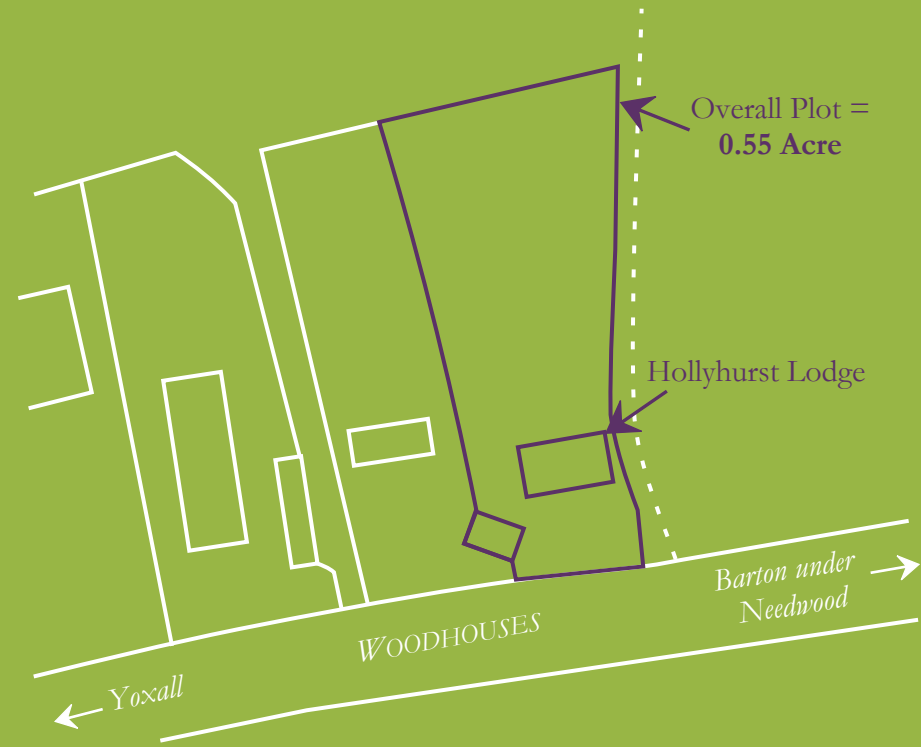
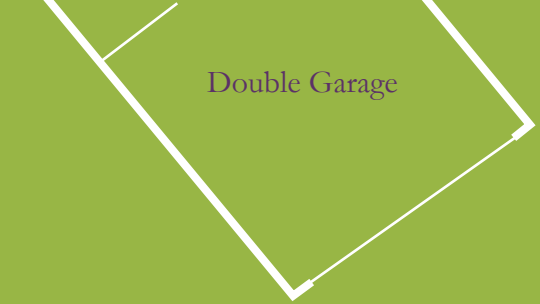
Family Bathroom 3.28 x 1.69m (approx 10'09" x 5'06")

Refitted in the past few years and comprising a modern suite having pedestal wash basin, low level WC and bathtub with shower over, having tiled flooring, electric under floor heating, tiled splash backs, chrome heated towel rail and two obscured windows to the front aspect











Outside

Set back from the road beyond a gated entrance, Hollyhurst Lodge offers ample parking to the gravelled driveway. An electric door leads into the **Double Garage** and a door to the side leads into the **Workshop**. Gated access to either side of the house leads to the rear gardens and to an area to store wheelie bins, and mature foliage and trees provide much screening to the front aspect.

Gardens

A real feature of this individual home are the rear gardens, enjoying an excellent degree of privacy to all sides and being laid to expansive lawns and shaped borders. A natural wildlife pond is overlooked by a Summer House and pavilion and to the top of the garden is a covered store, a potting shed and storage shed (both of which are as separate negotiation in the sale). An additional summer house is included in the sale and a paved patio next to the house offers space for outdoor entertaining whilst overlooking the gardens.

A new mains sewerage pipeline has been laid along the B5016 road to Yoxall which should be fully operational during the latter part of 2019. The vendors have undertaken all the necessary preparatory work on their property in order to connect up to the main sewer, and only the last connection needs to be made for it to be fully operational. In the meantime effluent flows to a septic tank, and overflow onto adjoining land, some distance from the property, and this system is believed to be compliant with current legislation and also the new regulations taking effect in January 2020 for house sales after that date.

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.