



Lime Tree Cottage, Wychnor Lane, Wychnor, DE13 8BY

Set within the picturesque hamlet of Wychnor is Lime Tree Cottage, an individual traditional cottage offering recently refurbished and extended interiors, five double bedrooms and a generous third of an acre garden plot with views to the front and rear. Set within the much desired John Taylor school catchment area, Lime Tree Cottage has received upgrades to include extended and remodelled interiors, oak internal doors throughout, rewiring, re-plumbing, a new LPG gas boiler and tank, new triple glazed windows in part and a refit to the kitchen, utility and bathrooms. The interiors comprise briefly entrance hall, two reception rooms, impressive open plan dining and living kitchen, utility room and shower room to the ground floor, with five double bedrooms to the first floor. The master and second bedrooms benefit from a private en suite with a contemporary family bathroom servicing the additional three double bedrooms. Outside, the generous plot extends to a third of an acre and offers ample parking, a large garage and an established rear garden enjoying an open aspect.

The hamlet of Wychnor is a sought after rural location enjoying a picturesque approach with rural views over surrounding farmland, woodland and countryside. The Wychnor Park Golf and Country Club is within walking distance and hosts a bar and restaurant, golf course and gym, with further facilities available in the village of Barton under Needwood where a Co-Op, post office, pubs, restaurants, coffee shop, boutique stores and more can be found. Further shopping and leisure amenities are within close reach in the market town of Burton on Trent and Cathedral City of Lichfield, both of which are home to rail stations offering direct links to Derby, Birmingham and London (in 80 mins from Lichfield). The property lies within the catchment area for the Ofsted rated 'Outstanding' John Taylor High School and Lime Tree Cottage is conveniently located for access to the A38, A50, M6 and M6 Toll. The International airports of Birmingham and East Midlands are both within a 50 minute drive.

- Individual Traditional Cottage
- Extended & Fully Refurbished
- Spacious & Versatile Family Interiors
- Open Views to Front & Rear
- Open Plan Dining & Living Kitchen
- Two Further Reception Rooms
- Utility & Ground Floor Shower Room
- Five Double Bedrooms
- Two En Suites & Luxury Bathroom
- Large Single Garage & Parking
- Overall 0.3 Acre Plot & Generous Gardens
- Rural Position within Prestigious Hamlet
- 'Outstanding' School Catchment Area
- Well Placed for A38 & Rail Travel

The front door opens into:

Reception Hall

Having tiled flooring, fitted cloakroom storage and doors opening into:

Lounge 7.01 x 3.31m (approx 23'0 x 10'10)

A spacious dual aspect reception room having windows to the front and rear and fitted projector screen. The projector is as separate negotiation

Playroom 4.93 x 3.37m (approx 16'1 x 11'0)

Another spacious reception room having window to the rear and door out to the gardens

Open Plan Family Dining Kitchen 10.25 x 6.46m (approx 33'7 x 21'2) – max

This stunning space has been beautifully remodelled and is formed by a farmhouse style kitchen, formal dining space and family room. The **Kitchen** comprises a range of base units and wall cupboards with oak Butcher block worktops over, housing inset ceramic sink and drainer, integral dishwasher and an LPG gas Aga with mate which is included in the sale. There is space for an American fridge freezer and the kitchen has tiled splash backs, windows to the front and an island unit providing further workspace, storage and a breakfast bar. The **Dining Area** has a window overlooking the rear gardens and the **Family**



Room features a wood burning stove (in need of a lined flue and final installation) and has sliding doors out to the rear. A door opens into:

Inner Hall

Fitted with a range of storage cupboards and having stairs rising to the first floor and a door into:

Utility 4.05 x 1.46m (approx 13'3 x 4'9)

Fitted with wall and base units housing inset sink and space for a washing machine and tumble dryer, with windows to the front and tiled splash backs. The Worcester wall mounted LPG boiler is housed in here

Shower Room 2.16 x 1.49m (approx 7'1 x 4'10)

Doubling as a guest WC and comprising wash basin and WC fitted to vanity unit and a walk in shower, with tiled flooring and tiled walls. This wet room style shower room also presents the opportunity for ground floor ancillary accommodation





Stairs rise to the **First Floor Landing** where there are windows overlooking open views to the front. There is fitted laundry storage and oak doors open into:

Master Bedroom 6.39, 4.63 x 3.31m (approx 20'11, 15'2 x 10'10)

A spacious double room having skylights, a range of fitted wardrobes and private use of

En Suite 2.31 x 2.19m approx 7'6 x 7'2)

Comprising a modern suite having vanity wash basin, WC and walk in shower, with tiled flooring, tiled splash backs, a skylight and a heated towel rail

Bedroom Two 4.13 x 3.69m (approx 13'6 x 12'1)

Another good size double room having window to the rear, a range of fitted storage including a double wardrobe and dressing table and a door into:

En Suite 2.51 x 1.52m (approx 8'2 x 4'11)

Fitted with wash basin and WC set to vanity unit and a double shower, with tiled flooring, tiled splash backs, heated towel rail and a window to the rear

Bedroom Three 4.1 x 3.07m (approx 13'5 x 10'1)

Having period fireplace and a window to the rear with views towards St Leonards Church

Bedroom Four 3.49 x 3.08m (approx 11'5 x 10'1)

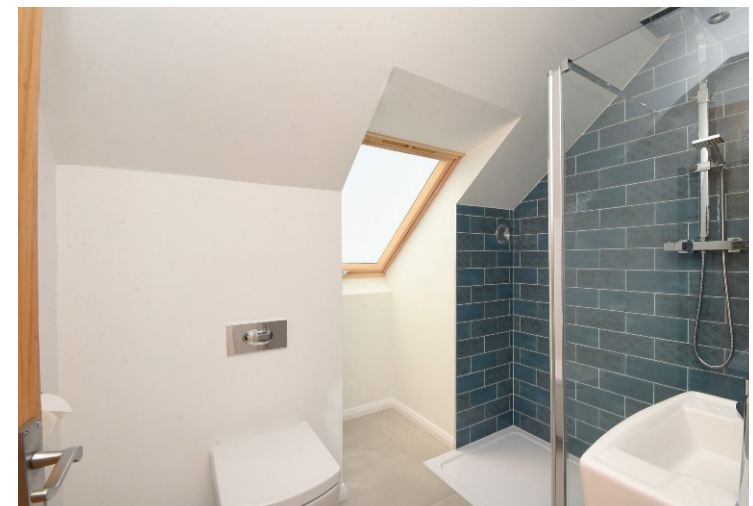
Another double room having window to the rear aspect, two double fitted wardrobes and a fitted chest of drawers

Bedroom Five 3.68 x 3.09m (approx 12'0 x 10'1) – average measurements

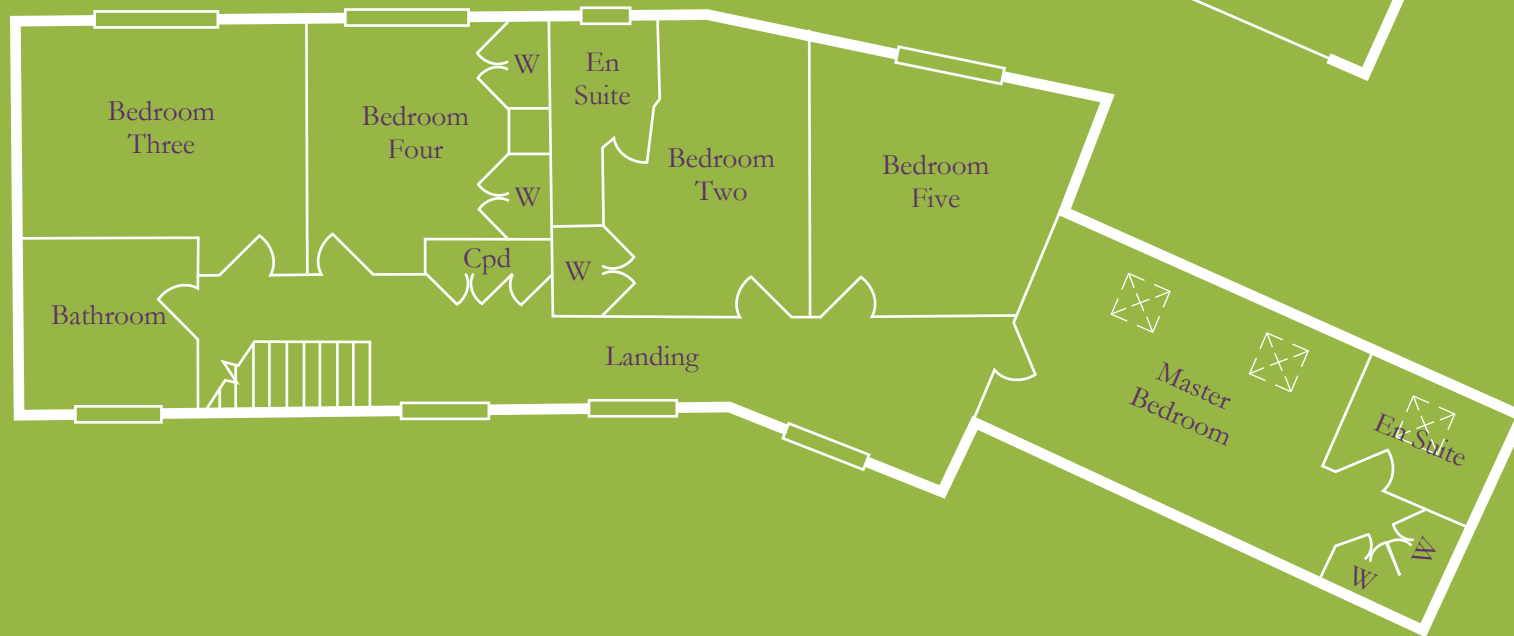
With window to the rear overlooking the gardens and views beyond

Family Bathroom 2.42 x 2.33m (approx 7'11 x 7'7)

Comprising a contemporary suite having wash basin in set to vanity unit, WC, corner shower, and freestanding bath tub, with tiled flooring, tiled splash backs, heated towel rail and a window to the front aspect









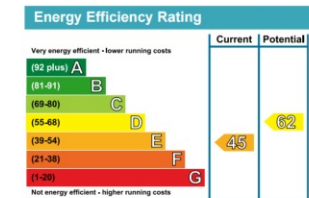
Outside

Lime Tree Cottage is set on a private lane servicing just five properties. There are views over equestrian fields to the front and the property benefits from a generous driveway and ample parking, well tended gardens and access into:

Single Garage 7.3 x 3.36 (approx 23'11 x 11'0)
 A large garage having manual up and over entrance door, power, lighting and double doors out to the rear garden

Rear Garden
 The west facing garden extends to a generous third of an acre and is laid to lawns, a paved patio and an area with raised beds ideal for use as a kitchen garden. The garden enjoys an excellent degree of privacy and has open fields to the rear. The overall plot extends to a superb **0.3 Acre** including the driveway and foregardens

Directional Note
 Take the first exit from the A38 Northbound from Alrewas signposted to Wychnor, proceed with care over the canal bridge and continue down the lane. Take the first left turning off Wychnor Lane and the property will be on your right hand side



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 purchases on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.