



The Olde Hall Cottage, Main Street, Yoxall, DE13 8NQ

Set in the heart of Yoxall is this charming detached cottage, offering plenty of space and character throughout, five double bedrooms and beautifully cultivated cottage gardens. Having historically been the village cobblers home, The Olde Hall Cottage has been renovated and remodelled over time to now offer spacious accommodation to suit any growing family looking to be part of this welcoming family-orientated community. The interiors comprise briefly entrance hall, study, sitting room, dining room, kitchen, utility and cloakroom to the ground floor, with three double bedrooms, a master en suite and bathroom to the first floor with two further

good sized bedrooms to the second floor. Outside, there is parking to the side of the property and the rear cottage gardens enjoy an excellent degree of privacy to all sides. The Olde Hall Cottage showcases a wealth of character throughout including period fireplaces, original doors and exposed beams, and the property is serviced by mains gas central heating.

The character 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 a few minutes' walk

from the property. St Peters 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 drive.

- Charming Detached Cottage
- Central Village Location
- Wealth of Character Throughout
- Two Reception Rooms
- Kitchen with Walk in Pantry
- Study, Utility & Cloakroom
- Five Excellent Bedrooms (Four Doubles)
- Master En Suite & Bathroom
- Private Driveway
- West Facing Cottage Gardens
- Excellent School Catchment Area including John Taylor High
- Well Placed for Commuter Routes & Rail Travel



The front door opens into the **Entrance Hallway** where character doors lead off into:

Sitting Room 5.59 x 3.65m (approx 18'4 x 11'11)
A spacious reception room having a window to the front, double doors out to the rear gardens and a wealth of exposed beams. There is a wood burning stove set to character surround and fitted shelving to one side

A door leads to the in the **Hall** where there is access to the rear gardens and into:

Dining Room 4.17 x 3.83m (approx 13'8 x 12'6)
With exposed ceiling beams, wooden flooring, a window to the front aspect and a door to the stairs. A wood burning stove is housed within the character inglenook fireplace

Kitchen 4.18 x 2.63m (approx 13'8 x 8'7) – max
The kitchen is fitted with a range of wall and base units with Butcher block style worktops over, housing an integral dishwasher, inset Belfast sink and space for a range cooker. There are windows to three sides, space for an American fridge freezer and tiled flooring. A door opens to a useful fitted cupboard and a further door opens into a useful **Walk In Pantry** 2.32 x 1.46m (approx 7'7 x 4'9)

From the **Entrance Hall** doors opening into:

Study 3.1 x 2.66m (approx 10'2 x 8'8)
With double doors opening out to the rear aspect

Utility 3.57 x 2.69m (approx 11'8 x 8'9)
Fitted with a range of wall and base units housing space for washing machine, with a door out to the rear garden

Cloakroom
Fitted with wash basin and WC Set to vanity units, with tiled splashbacks and an obscured window to the front



Stairs rise from the **Dining Room** to the **First Floor Landing**, where there is a window to the rear, a wealth of exposed beams and character, a feature leaded stained glass window and stairs continuing to the second floor. There is ample storage space to a range of fitted cupboards and an under stairs cupboard. Doors open into:

Master Bedroom 4.19 x 3.59m (approx 13'8 x 11'9)
a spacious double room having windows to two sides and wooden flooring. A door opens into:

En Suite

Fitted with wash basin, WC and shower, with wooden flooring and tiled splashbacks

Bedroom Two 4.3 x 3.11m (approx 14'1 x 10'2)
Having a window to the front and exposed beams

Bedroom Three 3.66 x 3.33m (approx 11'11 x 10'11)
Another good sized double room having exposed beams and a window to the front

Bathroom 3.26 x 2.22m (approx 10'8 x 7'3)
Comprising a traditional sweet having had a sore wash basin, bidet, WC and Jacuzzi bath tub, with painted wooden panelled thing to splashbacks, wooden flooring and a skylight

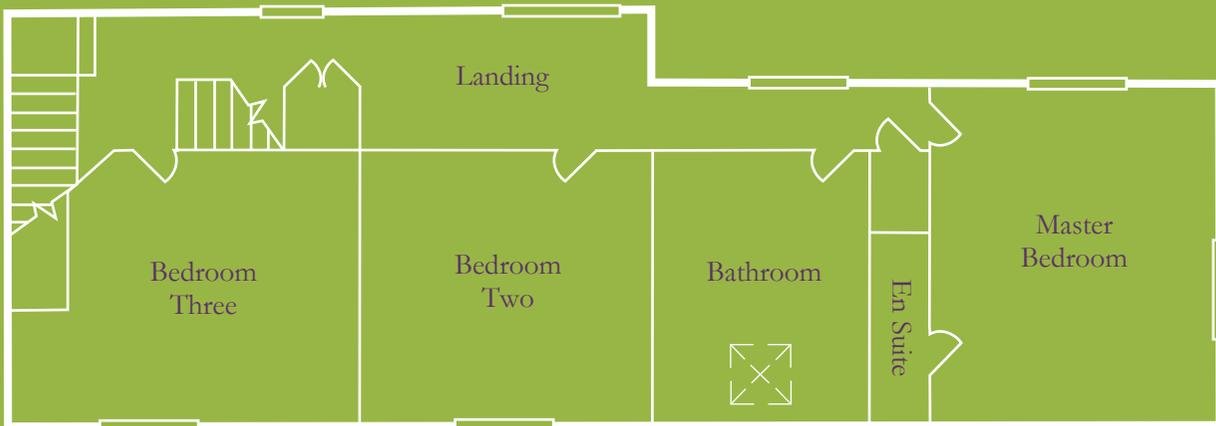
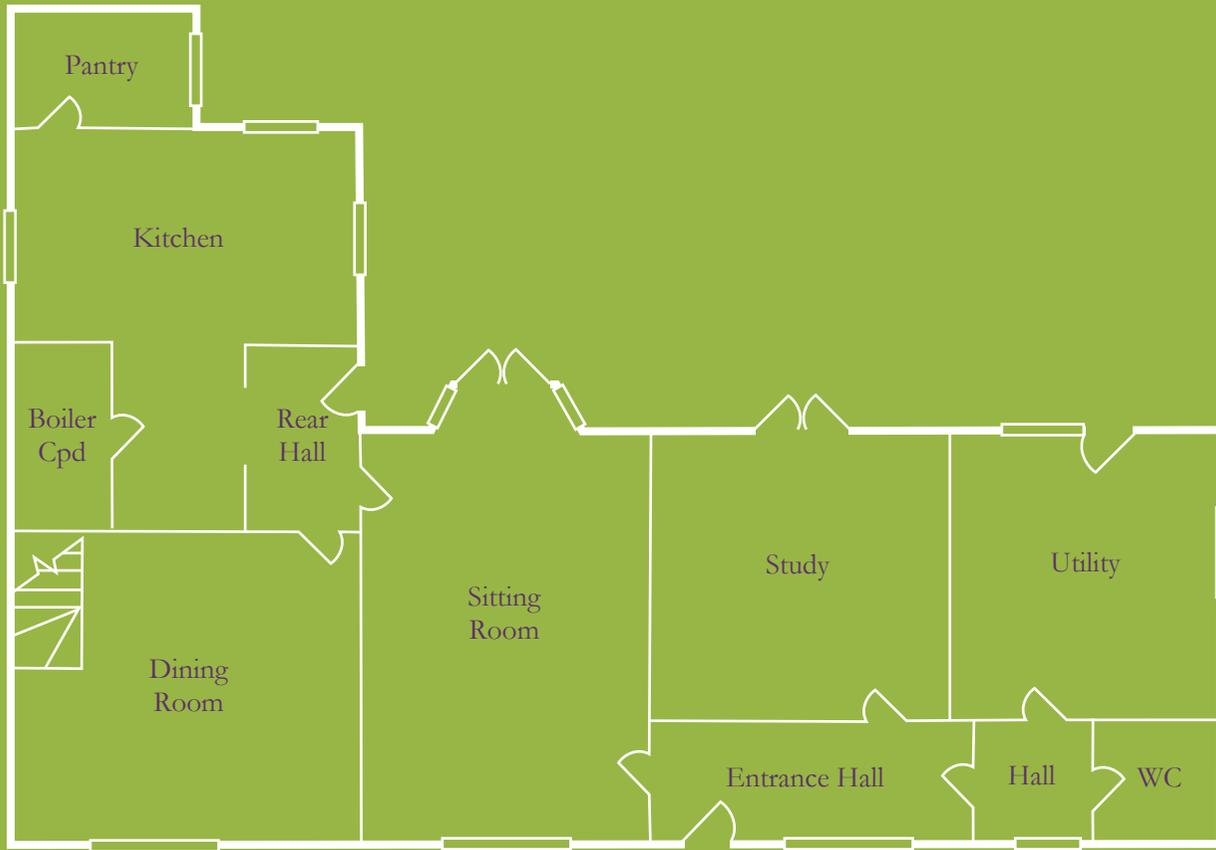
Stairs rise from the landing to the **Second Floor Accommodation:**

Bedroom Four 5.02 x 3.6m (approx 16'5 x 11'10)
A spacious double room having skylight to the rear

Bedroom Five 5.07 x 4.9m (approx 16'7 x 16'0) – max
An L-shaped room having feature brickwork chimney, window to the side and a skylight









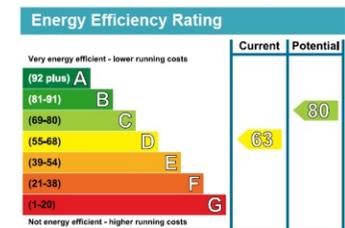


Outside

The Olde Hall Cottage is set in the heart of Yoxall and occupies a generous garden plot. To one side, there is a driveway with gated access to the rear

Walled Cottage Gardens

Beautifully tended cottage gardens are laid to the rear, having a block paved terrace leading only lawns waged with mature shrubs and trees. A charming feature is a historic brick well and the rear aspect enjoys a high degree of privacy to all sides. Gated access opens out to one side and the summer house is included in the sale. The two garden sheds are as separate negotiation and the rear of the property benefits from a water point



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.