



Forge Cottage, Yoxall Road, Newborough, DE13 8SU

Set within an idyllic conservation area is Forge Cottage, a beautifully presented village home benefitting from a wealth of character and space throughout, four good sized bedrooms and an idyllic position within the sought after village of Newborough. Enjoying views over the village church to all front facing windows and the garden, Forge Cottage originally dates back to the mid 1700s and has been extended and refurbished to a high specification over the years. The deceptively spacious interiors enjoy plenty of sunlight throughout the day and comprise briefly; galleried reception hall, three reception rooms, refitted kitchen, utility and cloakroom to the ground floor, with four bedrooms (three doubles) set off the first floor landing serviced by a master en suite and family bathroom. Outside are south facing gardens and a large garage provides ample workshop space or parking and a versatile room above is ideal as a spacious home office suite or studio. The gardens enjoy a high

degree of privacy to all sides.

The popular village of Newborough is home to an array of facilities including a stunning church, the Red Lion pub and restaurant, the Riverside Park play area and The Needwood Primary School which feeds into John Taylor High School in Barton under Needwood. Local villages providing further amenities are within easy reach, with Yoxall just four miles away where a Butchers, convenience store and further country pubs can all be found. For leisure pursuits, Hoar Cross Hall Hotel and Spa and the FA's St Georges Park with onsite gym, spa and restaurant are both a short drive away and cricket and ramblers clubs meet within the village itself. The Cathedral City of Lichfield has two train stations providing direct links to Birmingham, London and Stafford and the International airports of Birmingham and East Midlands are both within an easy drive from Newborough.



- Individual Character Cottage
- Idyllic Village Location & Church Views
- Extended & Beautifully Presented
- Three Reception Rooms
- Kitchen, Utility & Cloakroom
- Stunning Landing with Vaulted Ceilings
- Four Bedrooms (Three Doubles)
- En Suite & Family Bathroom
- Secluded South Facing Garden
- Large Detached Garage with Home Office Suite/Studio above
- Outstanding Primary & Secondary School Catchment including John Taylor High

Reception Hall 5.01 x 4.93m (approx 16'5 x 16'2)
An attractive reception to this individual home, having quality slate tile flooring, galleried staircase rising to the first floor and windows to front and rear, A duel sided log burner is set to an inglenook fireplace and steps lead down into:

Sitting Room 4.92 x 4.92m (approx 16'1 x 16'1)
A well presented and spacious character reception room having windows to the side and front, double doors out to the gardens, exposed beams and an inglenook style fireplace houses the dual sided wood burning stove

Kitchen 4.42 x 3.14m (approx 14'6 x 10'3)

The kitchen is fitted with a range of grey wall and base units with granite worksurfaces over housing an inset Belfast sink, dishwasher and a brickwork inglenook housing space for a range cooker. With tiled flooring, exposed beams and a window and stable door to the rear aspect

Utility 2.86 x 1.59m (approx 9'4 x 5'2)

With tiled flooring, a window to the rear, spaces for a fridge, freezer, washing machine and tumble dryer and fitted wash basin. The Worcester oil fired boiler is housed in here

Cloakroom

Comprising wash basin, WC, slate flooring and a door to a useful understairs storage cupboard

Snug 4.35 x 2.71m (approx 14'3 x 8'10)

A second sitting room ideal as a children's sitting room or playroom, having a window to the front and exposed beams

Dining Room 4.94 x 3.5m (approx 16'2 x 11'5)

A spacious third reception room having windows to the front and side, door to the front and exposed beams. A morso wood burning stove is set to a character brickwork fireplace





From the **Reception Hall**, the galleried staircases rises to the landing which is split in two sides. To the right is a sitting area having a skylight, oak flooring and fitted storage. Doors open to:

Master Bedroom 4.93 x 3.72m (approx 16'1 x 12'2)
A spacious double room having exposed beams and dual aspect windows to the front and rear. With private use of:

En Suite 2.48 x 1.92 (approx 8'1 x 6'3)
Comprising wash basin set to vanity unit and steps rising to the WC and shower, with oak flooring, a chrome heated towel rail, exposed beams and a skylight to the front

Bedroom Four 2.45 x 2.05m (approx 8'0 by 6'8)
Ideal as nursery or hobby room, having exposed beams and skylight to the front



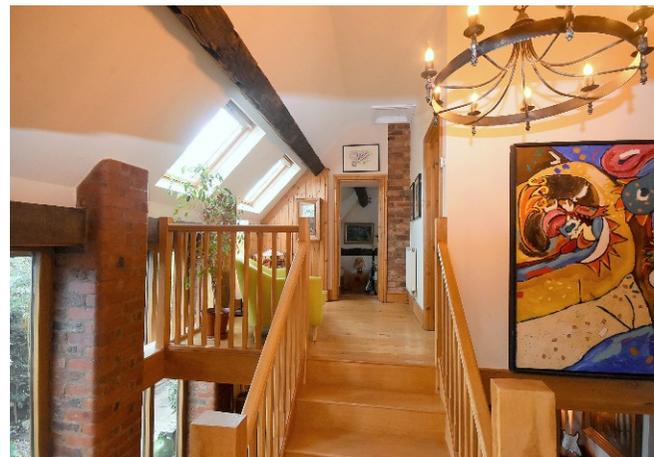
Off the landing to the left, doors open into

Bedroom Two 4.3 x 3.47m (approx 14'1 x 11'4)
Another good sized double having exposed beams, a range of fitted wardrobes and a window to the side

Bedroom Three 4.8 x 2.53m (approx 15'9 x 8'3)
Another good sized double room having a window

to the front with views over the village church and exposed beams

Bathroom 3.65 x 1.45m (approx 11'11 x 4'9)
Comprising a traditional suite having pedestal wash basin, WC, corner shower, and clawfoot bath tub, with tiled splashbacks, skylights to the rear, a chrome heated towel rail and exposed beams

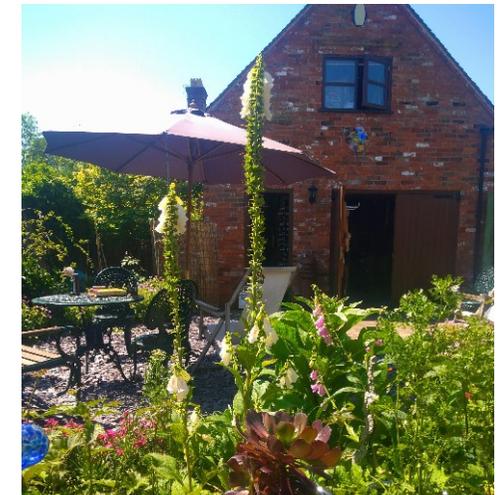




To the front, the property enjoys a pleasant outlook over the church spire. Double gates open to the side where there is parking for one vehicle and access to the **Detached Garage**, having manual double doors and a water point. A door to the side opens to a **Hallway** with stairs rising to:

Home Office 5.31 x 4.66m (approx 17'4 x 15' 3)
 Ideal as an office, studio or games room, having a window to the front overlooking the church and numerous power points and connections. Along with the ground floor of the garage, this space is ideal for conversion into a self contained Annexe

To the rear and side of the property is an attractive **South Facing Garden**, having been landscaped to create shaped borders and paved terraces providing a secluded space for outdoor seating



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.