



Church View, King Street, Yoxall, DE13 8NF

 Parker
Hall

Set within an idyllic and secluded plot is Church View, a charming detached Georgian home offering a wealth of character and charm, four good sized bedrooms and stunning gardens overlooking the village church. Originally dating back to approximately 1780s, Church View benefits from a picturesque setting within the peaceful churchyard to Saint Peters and showcases a wealth of character throughout including exposed beams, an inglenook fireplace to the lounge and stripped pine doors. The interiors comprise briefly entrance hall, two reception rooms, dining kitchen with pantry, utility and cloakroom to the ground floor, with four good sized bedrooms set to the first floor serviced by a family bathroom and shower and sink to the master. Outside are charming cottage gardens extending to a generous size and brick outbuildings offer exterior storage and the

superb opportunity for conversion into a home office suite. Church View benefits from a stunning outlook over the historic churchyard and village Church and lies within John Taylor school catchment.

Set in the character centre of the village, the property benefits from an excellent range of amenities including a health centre, post office, shops, newsagent/general store, St Peter's church and two pubs. St Peter's Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood. 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.



- Attractive Detached Georgian Home
- Wealth of Character Throughout
- Idyllic Setting within St Peters Churchyard
- Two Spacious Reception Rooms
- Dining Kitchen with Pantry
- Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite & Bathroom
- Outbuildings ideal as Home Office
- Stunning Cottage Gardens with Church and Churchyard Views
- John Taylor School Catchment
- Majority Double Glazing, Mains Gas Central Heating & Boiler Refitted 2012

Entrance Hall

The front door opens from the Churchyard into the hallway, where stairs rise to the first floor and doors lead off to:

Sitting Room 4.29 x 4.14m (approx 14'0 x 13'7)

A spacious reception room having windows to two sides with church and garden views, exposed beam, exposed brickwork and parquet flooring to the perimeter of the floor. An impressive inglenook houses a Clearview multi fuel stove

with lined flue (installed 2012)

Dining Room 4.21 x 3.14m (approx 13'9 x 10'3)

Another well presented living space having window to the front, bespoke fitted shelving, an exposed beam and Fired Earth tiled flooring

Inner Hall

Having a doors to the Cloakroom being fitted with wash basin and WC and into:

Dining Kitchen 6.23 x 2.82m (approx 20'5 x 9'3)

The kitchen is fitted with a range of wall and base units topped with contrasting solid oak and tiled worktops, housing an inset Franke sink with side drainer and integral appliances including gas hob, double oven and dishwasher. There is a window to the rear and tiled flooring extends into the dining area where there are further fitted units, a window to the side and French doors out to the gardens. Doors from the kitchen open to a Pantry with fitted shelving and to:

Utility 2.3 x 1.76m (approx 7'6 x 5'9)

Having a Belfast sink, spaces for a washing machine and fridge, tiled flooring and a door out to a courtyard to the rear of the property





Landing

Having loft access point, an exposed beam and doors off into:

Master Bedroom 4.29 x 2.27m (approx 14'0 x 14'0)

A generous principal bedroom having windows to two sides, a large fitted cupboard and a range of

fitted wardrobes. Within the bedroom is a power shower cubicle and a wash basin inset to a solid oak worktop with storage below

Bedroom Two 4.27 x 3.15m (approx 14'0 x 10'3)

With a window to the front and a large walk in wardrobe



Bedroom Three 3.16 x 3.04m (approx 10'4 x 9'11)

Having windows to two sides and a fitted **Airing Cupboard**

Bedroom Four 3.07 x 2.46m (approx 10'1 x 8'0)

Ideal as a fourth bedroom or study, having a fitted desk and storage and a window to the rear aspect

Bathroom 2.64, 1.6 x 2.05m (approx 8'8, 5'2 x 6'5)

Fitted with a traditional Vernon Tutbury pedestal wash basin, WC and bathtub with shower attachment, having tiled flooring, a double glazed window to the rear aspect and wooden panelling to splash backs





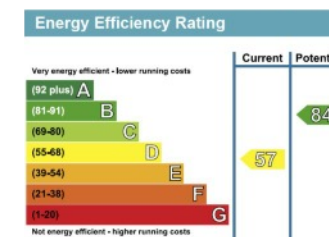
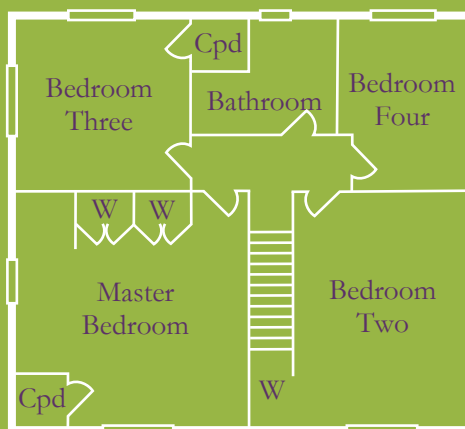
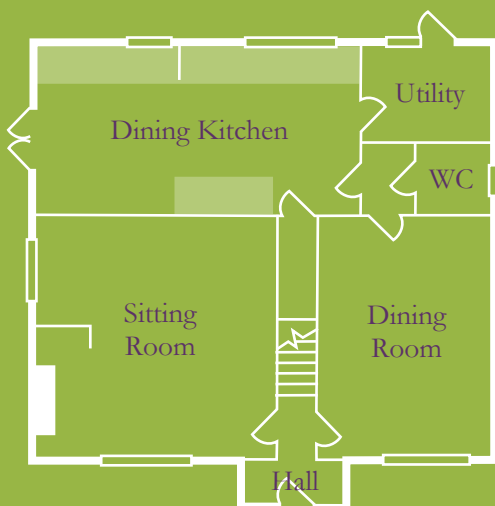
Outside & Cottage Gardens

Church View is accessed via the church yard footpaths. Gated access leads into the gardens which enjoy an excellent degree of privacy to all sides and are laid to the side and rear of the property. The gardens have been thoughtfully designed and cultivated over the years by the current vendors to create a fruit and vegetable plot, formal lawns and feature borders stocked with perennials, roses, shrubs and fruit trees. Planning permission has been granted for gates to be installed to the top end of the garden and the gardens benefit from a south-west aspect providing plenty of sunlight throughout the day and there are beautiful views over St Peters Church and churchyard

To the rear of the cottage is a charming **Courtyard** providing space for outdoor Entertaining as well as a large outbuilding:

Workshop & Store 5.45 x 2.15m (approx 17'10 x 7'0)

Currently split into two, this versatile detached building is ideal for conversion into a home office suite, having numerous electric power sockets, lighting and a window to the 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 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.