



Moat House, Longcroft Lane, Yoxall, DE13 8NT



Nestled within most picturesque parkland is Moat House, enjoying stunning spacious and versatile accommodation with superb potential good sized bedrooms and an outstanding plot including two acres of paddock land, a private pond and formal grounds. Set beyond a gated entrance within a peaceful and secluded setting, just two owners have resided in Moat House previously and this country home offers an exceptional opportunity for the next owner to develop and renovate to suit their requirements. Two acres of paddock land lie adjacent to the gardens providing an ideal equestrian facility and there is ample space inside the property to allow for a home office suite. The stunning setting really must be

experienced to be appreciated and Moat House is offered to the market with the flexibility of no upward chain.

The interiors to this bespoke architect designed home comprise briefly entrance porch, entryway, dining hall, spacious lounge, breakfast kitchen, study, utility and cloakroom to the ground floor, with two staircases rising to the first floor where there is a spacious playroom/sitting area and six spacious bedrooms serviced by a master en suite and dressing room, bathroom and shower room. Two of the bedrooms and the sitting area offer an ideal space for use as a home office suite.

Outside, the private gated entrance opens into a block paved 'In and Out' driveway leading to a generous parking area where there is access into the double garage and home gym, and the grounds extend to a generous three acres and are laid to parkland and lawns, a rear formal garden and a private lake. In addition, gated access opens into two further acres of paddock land.

Moat House lies in an enviable rural position just one mile from the centre of Yoxall. The area 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 short drive 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.



- Imposing Architect Designed Country Residence
- Impressive 5 Acre Plot with Land
- Peaceful Parkland Setting with Views
- Offered with No Upward Chain
- Two Reception Rooms & Conservatory
- Breakfast Kitchen
- Study, Utility & Cloakroom
- Six Bedrooms, Bathroom & Shower Room
- Master Dressing Room & En Suite
- Superb Home Office Potential
- Gated Entrance with 'In & Out' Driveway
- Double Garage & Home Gym with Sauna
- 3 Acre Grounds with Woodland, Formal Gardens & Private Lake
- 2 Acres of Paddock Land
- Oil Fired Central Heating
- Idyllic Rural Setting
- Well Placed for Amenities, Commuter Routes & Rail Travel

Double doors open into the entrance Porch, having tiled flooring and a door leading into the

Entryway where there is raised stone flooring and a window to the front aspect. A door opens into the Lounge and the entryway leads open plan style into:

Dining Hall 9.96 x 3.63m (approx. 32'7 x 11'10)
A spacious reception room having doors into the

Lounge and Kitchen and double doors to the rear leading into:

Conservatory 5.26 x 4.56m (approx. 17'3 x 15'0)
Having tiled flooring, double doors to two sides and windows overlooking idyllic open views

Lounge 9.91 x 4.9m (approx. 32'6 x 16'0)
Another superb reception room having windows to three sides with idyllic views over the gardens and land, an open fireplace and a door leading out to the gardens

A hallway from the **Dining Hall** has doors into a **Cloakroom**, storage cupboard and into the **Kitchen** and:

Study 3.11 x 2.61m (approx. 10'2 x 8'6)
With a window to the front aspect

Cloakroom
Fitted with a modern suite having wash basin set to vanity unit and WC, with an obscured window to the front aspect

Breakfast Kitchen 4.52 x 3.91m (approx. 14'9 x 12'9)
Fitted with a range of oak wall and base units with complementary worktops over, housing an inset one and a half sink with side drainer, an oil fired Aga which is included in the sale and integral appliances including dishwasher, fridge, freezer, oven, and electric hob. There is an island unit providing a breakfast bar and the kitchen has a window to the rear and a door into:

Utility 4.93 x 2.41m (approx. 16'2 x 7'11)
Fitted with base units housing space for a washing machine, with a window to the rear, a door to the exterior and a door into the **Double Garage**. A secondary staircase rises to the first floor

Landing/Playroom





Stairs rise from the **Entryway** to the **First Floor Landing** where doors open into the **Airing Cupboard** housing the water cylinder and to a **Laundry Cupboard** with fitted shelving. Further doors lead into:

Master Bedroom 5.04 x 4.87m (approx. 16'6 x 15'11)
A spacious principal bedroom having windows to two sides with garden and rural views and a range of fitted wardrobes. Opening into:

Dressing Area 3.45 x 1.67m (approx. 11'3 x 5'5)
With fitted wardrobes and a window to the front aspect. A door opens into:

En Suite 3.41 x 2.47m (approx. 11'2 x 8'1)
Comprising a modern suite having wash basin set to vanity unit, WC, walk in shower and bathtub with spa jets, having tiled splash backs and a window to the front

Bedroom Two 4.53 x 2.68m (approx. 14'10 x 8'9)
Another good sized double room having a window to the front and fitted bedroom furniture including wardrobes and a dressing table

Bedroom Three 3.63 x 3.2m (approx. 11'10 x 10'5)
With a window to the rear aspect

Family Bathroom 2.61 x 1.75m (approx. 8'6 x 5'8)
Fitted with a white suite having wash basin set to vanity unit, WC and bathtub with shower unit over, with tiled splash backs, a lighted vanity mirror and a window to the front



Bedroom Four 4.55 x 3.21m (approx. 14'11 x 10'6)
Another spacious double room having window to the rear and fitted wardrobes and a dressing table. A door opens into:

Shower Room 3.17 x 2.42m (approx. 10'4 x 7'11)
Fitted with wash basin set to vanity unit, WC and shower, with tiled splash backs and a window to the rear. A door opens into:

Landing/Playroom/Home Office 5.45 x 4.14m (approx. 17'10 x 13'6)
Formerly used as another living area, there is a window to the side, ample fitted storage and shelving and a kitchen area which houses fitted wall and base units. Stairs lead down to the Utility and doors open into:

Bedroom Five 3.05 x 2.95m (approx. 9'11 x 9'8)
Having a fitted wardrobe, deskspace and a window to the rear

Bedroom Six 3.53 x 2.44m (approx. 11'6 x 8'0)
Having a fitted wardrobe, a fitted desk and a window to the front aspect











Outside

Longcroft Lane is accessed off Victoria Street and leads between idyllic fields and farmland up to the private driveway which leads to Moat House. The initial driveway is shared with one other property and a private gated access leads into the block paved 'In and Out' drive where there is ample parking and turning space. The property enjoys a most picturesque outlook over lawns, parkland and towards the lake, and there is a large outbuilding ideal for storage to one side. The oil tanks are also found here

Double Garage 6.89 x 5.5m (approx. 22'7 x 18'0)
 Having manual entrance door, power, lighting and a cupboard housing the oil fired boiler. A door opens into:

Gym 4.96 x 2.89m (approx. 16'3 x 9'5) – max
 Housing a fitted sauna which is included in the sale and having power, lighting, single and double doors out to the gardens

Three Acre Grounds

Being well tended, the grounds extend to all sides of the property and are laid to lawns, mature trees and a walled patio next to the rear of the house. Included in the sale is a greenhouse and the property owns a small area of mature woodland and a charming lake, having a footbridge over the middle and drawbridge access onto three islands

From the garden there is access into the **Two Acre Paddocks** for vehicles, with a secondary pedestrian access found in the woodland. The paddocks are laid to grass and offer superb potential for equestrian use, having pleasant rural views beyond

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.