



Leacross, Bagot Street, Abbots Bromley, WS15 3DA

 Parker
Hall

Offered with no upward chain is this charming Grade II Listed double fronted cottage, benefitting from extended and refurbished interiors, three double bedrooms and generous south facing gardens. Having received a complete renovation within the last two years, this beautifully presented cottage retains original features throughout and has received a full rewire, new central heating system, plumbing and boiler, a full internal refit with traditional finishes and reconditioning to the windows. The deceptively spacious interiors comprise briefly two reception rooms with working fireplaces, open plan living and dining kitchen, three double bedrooms and a luxury family bathroom. To the rear, the immaculately tended south facing gardens extend to a superb size and there is the potential to extend into the loft of the cottage if required.

- Charming Grade II Listed Cottage
- Extended & Refurbished to High Standard
- Original Features Retained
- No Upward Chain
- Two Spacious Reception Rooms
- Open Plan Living & Dining Kitchen
- Three Double Bedrooms
- Luxury Bathroom
- Potential for Loft Conversion
- Generous South Facing Garden
- Renovation to include Wiring, Plumbing, Boiler & Reconditioned Windows
- Central Village Location

The front door opens into the entryway which in turn leads into the first of two reception rooms:

Sitting Room 4.96 x 3.32m (approx 16'3 x 10'10)
A generous living room having a window to the front, feature interior window to the kitchen, traditional wall panelling, exposed beams and an original open fireplace

Dining Room 4.13 x 3.25m (approx)
Another well presented reception room, having a window to the front exposed brickwork and an impressive inglenook fireplace housing a wood

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle centered around an attractive main street lined with character properties. The village is home to amenities including a sports club, general store, a highly regarded primary school, traditional pubs, a bistro, coffee shop, doctors, church and village hall. Abbots Bromley has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For those looking for outdoor pursuits there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres. The village is ideally located for commuters, having the A38, A50 and M6 Toll within easy reach, and regular rail links are available from Lichfield to Birmingham and London (in 80 minutes).





Stairs rise to the **First Floor Landing** where there are beautifully retained exposed beams and doors opening into:

Master Bedroom 4.16 x 3.93m (approx 13'7 x 12'10)

A spacious double room having window to the front and reclaimed oak floor boards from the

original cottage

Bedroom Two 3.59 x 3.06m (approx 11'9 x 10'0)
Another double room having window to the side and a vaulted ceiling with original exposed beams

Bedroom Three 3.36 x 2.75m (approx 11'0 x 9'0)
With a window to the front, this double room



also features an original working fireplace

Luxury Bathroom 2.12 x 1.75m (approx 6'11 x 5'9)

Refitted with a quality traditional suite, the bathroom comprises pedestal wash basin, WC and bathtub with inbuilt shower over, having tiled splash backs, an impressive vaulted ceiling with a

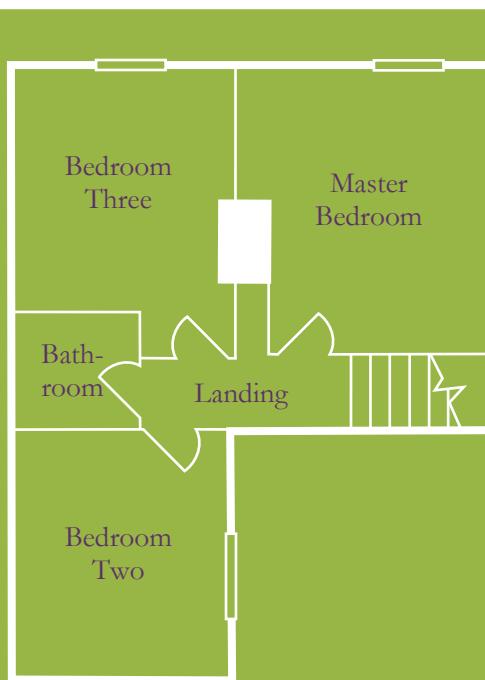
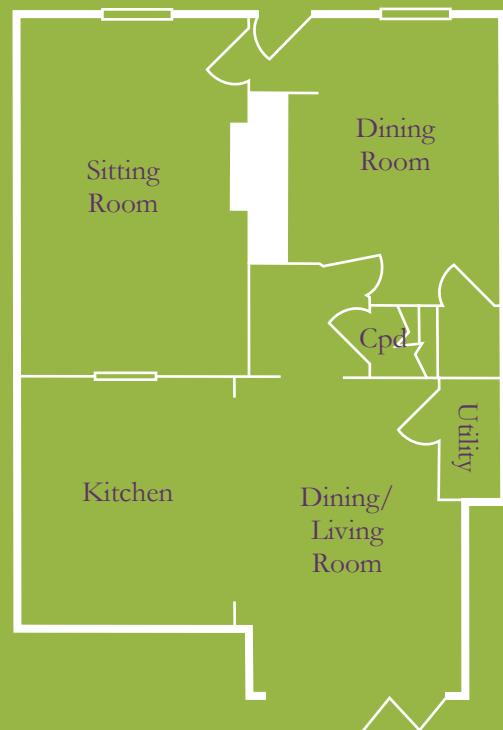
skylight and beams, traditional panelling and a heated towel rail





Outside

Extending to a generous size, the south facing rear garden is a real feature of this character home. A paved terrace lies next to the house and the boundaries are enclosed with original brick walls. A pathway leads between shaped lawns and neatly stocked borders to a charming bridge over a garden pond, and on to an area which houses raised beds ideal for a vegetable garden. There is a timber shed and a useful brick outbuilding for storage. Beyond the shed is a further stretch of walled garden ideal for landscaping further which leads down to a charming brook at the top of the garden. **Please Note:** the property has on street parking and benefits from a right of way for wheelie bin access over a neighbouring property



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.