



Acorn Cottage, 11 Squirrels Corner, Newborough, DE13 8SA

Set in the premier village of Newborough is Acorn Cottage, a well presented detached family home benefitting from versatile living accommodation, four double bedrooms and a secluded garden plot with a detached garage ideal for conversion into a work-from-home suite. Enjoying a peaceful position on this desirable cul de sac, Acorn Cottage offers versatile and spacious interiors with a layout lending itself to the creation of open plan family living. The interiors comprise briefly reception hall, three reception rooms, breakfast kitchen, conservatory, utility and a refitted shower room to the ground floor, with four double bedrooms to the first floor

serviced by refitted master and guest en suites and a modern Jack and Jill family bathroom. Outside, landscaped gardens lie to the front and rear aspects and there is a private driveway and two single garages, one of which is ideal for conversion into a studio/home office. Acorn Cottage is serviced by oil central heating, pressurised hot water system with power showers throughout and recently refitted double glazed windows and external doors.

Nestled within stunning Staffordshire countryside, the rural village of Newborough is popular with both families and couples

alike, home to facilities including the church, Riverside Park play area, Old Bakers Cottage cafe and B& B and the Red Lion pub and restaurant. The Needwood Primary School lies within the village itself, feeding into John Taylor High School in Barton under Needwood, both of which maintain an Ofsted Outstanding rating. This popular rural village is well placed for local commuter routes including the A38, A515 and A50, two rail stations at the Cathedral City of Lichfield provide direct links to Birmingham and London (in 80 mins), and the International airports of Birmingham and East Midlands are both within an easy drive.

- Attractive Detached Family Home
- Versatile & Spacious Accommodation
- Three Spacious Reception Rooms
- Breakfast Kitchen & Conservatory
- Reception Hall & Utility
- Ground Floor Shower Room
- Four Double Bedrooms
- Two Refitted En Suites & Bathroom
- Front & Rear Landscaped Gardens
- Parking & Single Garage & Second Garage ideal as Home Office/Workshop
- Double Glazed & Oil Central Heating
- Outstanding School Catchment
- Well Placed for Local Amenities, Commuter Route & Rail Travel



### Reception Hall

The front door opens into this spacious hallway, having wooden flooring, staircase rising to the first floor with storage beneath and doors opening into:

### Lounge 4.58 x 4.22m (approx 15'0 x 13'10)

A spacious reception room having a window to the front and an electric living flame fire with stone hearth and carved mantle. Double doors open into:

### Dining Room 3.67 x 3.56m (approx 12'0 x 11'8)

Ideally placed to open into the existing kitchen, the dining room has double doors leading into:

### Conservatory 3.55 x 2.67m (approx 11'7 x 8'9)

Having windows overlooking the gardens, double doors leading outside and tiled flooring

### Breakfast Kitchen 3.66 x 3.66m (approx 11'11 x 11'11)

Comprising a range of fitted Beech wood wall and base units with black granite work surfaces over, housing an inset Belfast sink and integral appliances including a fridge, freezer, dishwasher, oven, induction hob and extractor hood. There is a window to the rear and the Kitchen has space for a dining table and chairs. Door into:

### Utility

Housing fitted wall and base units with worktops over, an inset sink and space for appliances including washing machine and tumble dryer. The utility has tiled flooring and a door out to the gardens

### Sitting Room/Home Office 3.65 x 3.14m (approx 11'11 x 10'3)

A versatile reception room ideal as a playroom study or snug, having window to the front. This room, along with the ground floor shower room, could also serve as an occasional bedroom suite

### Shower Room

Doubling as a Guests WC, comprising a white suite with pedestal wash basin, WC, and shower cubicle. With an obscured window and tiled splashbacks and flooring





Stairs rise to the **First Floor Landing** where there is a window to the front, access via a drop down ladder to the boarded and lit loftspace and doors into the **Airing Cupboard** and:

**Master Bedroom** 3.87 x 3.76m (approx 12'8 x 12'3)

A generous principal bedroom having a window to the front and a range of fitted furniture including wardrobes and a dressing table. A door opens into:

**En Suite**

Fitted with a modern suite having wash basin set to vanity unit, WC and shower, with tiled splash backs and a heated towel rail

**Bedroom Two** 3.64 x 3.64m (approx 11'11 x 10'5)

A spacious double room having window to the front and private use of:

**En Suite**

Fitted with a white suite comprising wash basin set to vanity unit, WC and shower, with tiled splash backs and a heated towel rail

**Bedroom Three** 3.64 x 3.49m (approx 11'11 x 11'5)

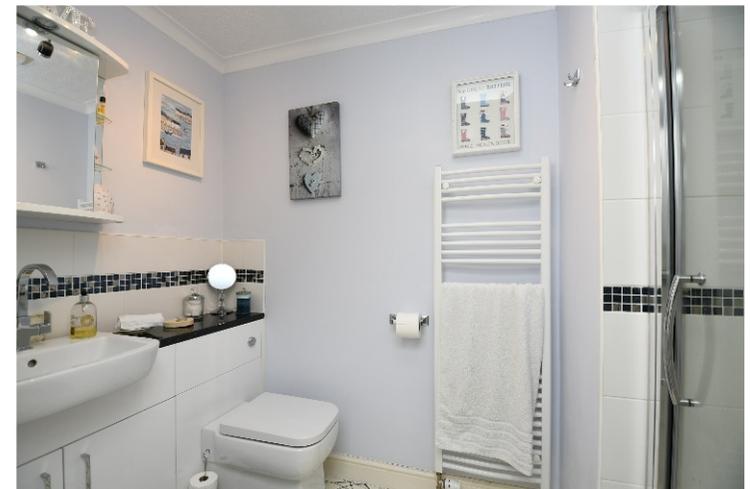
Having window to the rear aspect and a **Jack & Jill** door into the **Family Bathroom**

**Bedroom Four** 2.74 x 2.7m (approx 9'0 x 8'10)

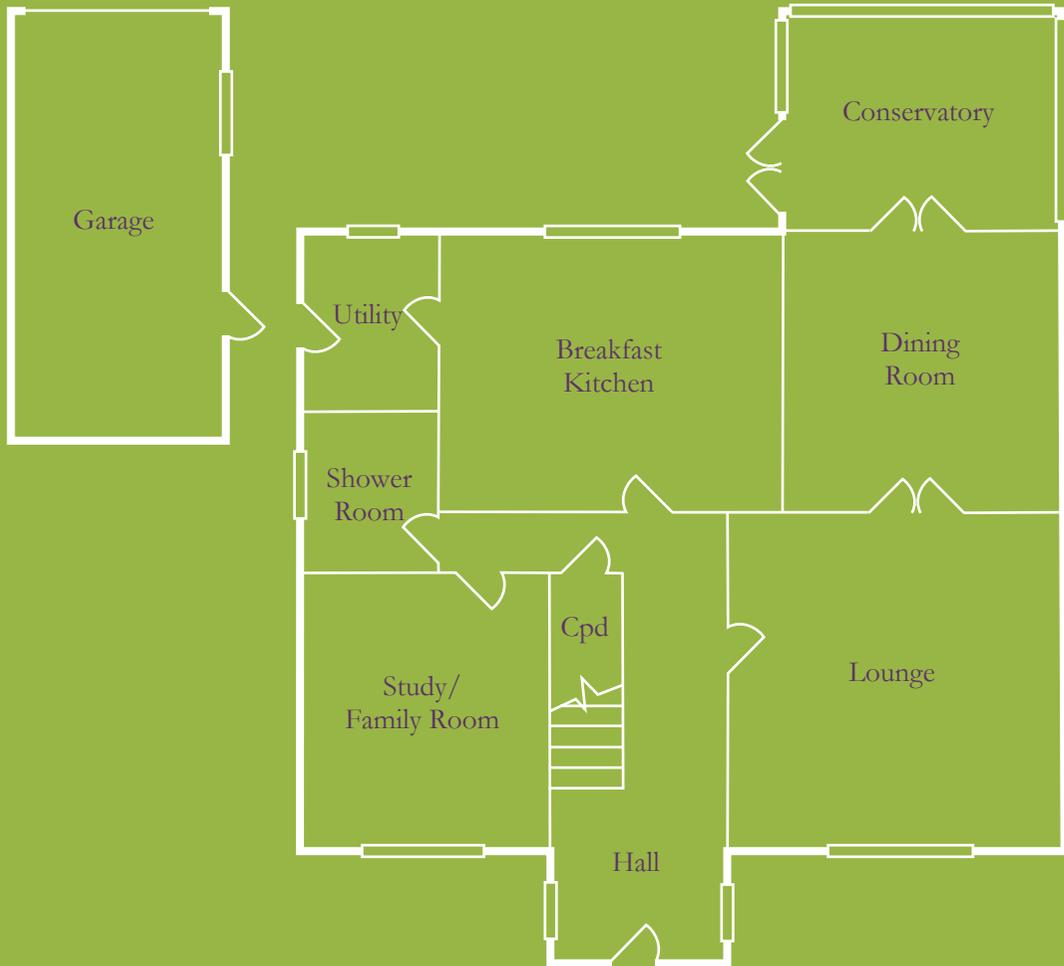
A fourth double bedroom having two fitted wardrobes and window to the rear

**Jack & Jill Family Bathroom**

A good sized bathroom comprising vanity unit with inset basin, WC and bathtub with dual outlet shower unit over, with an obscured window to the rear, a heated towel rail and tiled splash backs









### Outside

Acorn Cottage sits back from Yoxall Road beyond a mature hedge providing plenty of privacy. There is a paved pathway leading the front door

To the rear, there is ample off road parking as well as a **Detached Garage** 5.43 x 2.98m (approx 17'9 x 9'9) having electric door to the front, two windows to the side, door to the rear, power and lighting, and an additional garage currently used as a **Workshop** 5.8 x 2.98m (approx 19'0 x 8'11) having electric door to the front, window and door to the side, power and lighting. This space is ideal for conversion into a home office if required

### Rear Garden

To the rear aspect is a paved patio leading onto shaped lawns edged with stocked borders. A large wooden shed is included in the sale and the oil tank is discreetly housed to one side. The garden enjoys much privacy to all sides and has access out to the driveway and garaging

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

**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.