



The Croft, Uttoxeter Road, Abbots Bromley, WS15 3EQ



Set in a prime location in the heart of the premier village of Abbots Bromley is The Croft, an individual detached barn conversion showcasing a wealth of character and space throughout, five bedrooms plus a self contained two bedroom annexe, and a generous and secluded plot extending to one acre. Having been sympathetically extended and remodelled, The Croft offers versatile accommodation to suit a growing family as well as having inbuilt ancillary accommodation, work from home space and an enviable plot with countryside views. The secluded gardens enjoys a tranquil position on the edge of Abbots Bromley where rural views can be appreciated to the side and rear, and the established one acre grounds include a grass

paddock with outbuildings ideal for smaller livestock or a pony. The property is serviced by mains gas central heating and double glazing.

The interiors to the main house comprise briefly two entrance halls, bespoke breakfast kitchen and four reception rooms including an attractive garden room with windows overlooking the gardens to the ground floor, with five bedrooms including a ground floor master and two first floor bedrooms off each staircase, serviced by a shower room and family bathroom. Outside, the established plot extends to one acre and includes a gated entrance into parking for a number of vehicles and a double garage, formal gardens with a bar/studio and a paddock with stable, offering

potential for building/development (STPP). Also within the garden is a purpose built detached annexe comprising open plan living, two bedrooms and a shower room, being ideal for a dependent relative, for Air BnB style income or as a guest/teenagers suite.

The Croft is set in the desirable village of Abbots Bromley, a popular location famed for its annual Horn Dance and wide array of amenities, all of which lie within walking distance from the property. Having formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times, the village offers amenities including traditional pubs, a bistro and cafes, a highly regarded primary school, doctors, a church

and a village hall. The Cobwebs Coffee Shop complex lies a short walk away from The Croft and is home to a butchers and pie shop, farmshop and a boutique dog groomers. For leisure pursuits, Blithfield Reservoir lies a short drive away and is home to a sailing club, fishing and pleasant walks and Cannock Chase (a proud Area of Outstanding Natural Beauty) lies 7 miles away. There are good road links along the A50 and A38 giving access to major commercial centres in the Midlands, regular direct rail links to Birmingham and London can be found in nearby Rugeley and Lichfield, and the International Airports of Birmingham, East Midlands and Manchester are all within an easy drive.



- Exceptional Detached Barn Conversion
- Two Bedroom Self Contained Annexe
- Wealth of Character & Flexibility
- One Acre Plot with Rural Views
- Ideal Annexe/Work-from-Home Space
- Four Spacious Reception Rooms
- Bespoke Breakfast Kitchen
- Five Bedrooms (Four Doubles)
- Bathroom & Shower Room
- Gated Entrance, Double Garage & Parking for 7/8 Vehicles
- Established Gardens with Bar/Studio
- Annexe with Open Plan Living, Two Bedrooms & Shower Room
- Paddock with Stable & Outbuildings offering Building Potential (STPP)
- Countryside Views to Side & Rear
- Walking Distance to Outstanding Village Amenities
- Well Placed for Commuter Routes, Rail Travel & International Airports

Reception Hall

Stairs rise to the first floor accommodation and a door opens into the first of four reception rooms:

Dining Room 4.07 x 3.8m (approx. 13'4 x 12'5)

A spacious formal dining room having windows to the side aspect and impressive vaulted ceilings with beams. A door opens into:

Family Room 6.6 x 2.97m (approx. 21'9 x 9'9)
Another attractive living space having dual aspect windows, double doors out to the gardens and exposed beams. A character fireplace houses a wood burning stove

Farmhouse Kitchen 5.83 x 4.01m (approx. 19'1 x 13'2)
The kitchen comprises a bespoke handmade range of oak wall and base units housing inset Belfast sink and comprehensive integral appliances including dishwasher, fridge, freezer and washing machine. A central granite topped island provides further workspace, storage and a breakfast bar, and a recess houses a four oven gas fired Aga which is included in the sale. The kitchen has dual aspect windows and vaulted ceilings with exposed beams. A door opens into:

Hallway
Offering an alternative entrance to this individual country home, the hallway has a second staircase to first floor accommodation, a skylight, double width airing cupboard and a useful cloaks cupboard. Leading through to:

Study 3.98 x 3.6m (approx. 13'0 x 11'9)
An ideal playroom or study, having window to the side and a period fireplace. A door opens to:

Garden Room 5.03 x 4.8m (approx. 16'6 x 15'8)
Overlooking idyllic views over the gardens, this well presented living space has arched windows, a wealth of exposed brickwork and double doors out to the rear deck



From the **Reception Hall**, doors open into:

Master Bedroom 7.3 x 4.25m (approx. 23'11 x 13'11) – max

An impressive principal bedroom having triple aspect windows, double doors out to the rear and ample space for bedroom and dressing areas

Shower Room 2.85 x 1.93m (approx. 9'4 x 6'4)

Comprising wash basin set to vanity unit, WC and corner shower, with tiled flooring, half tiling to walls and an obscured window

Stairs rise to the first floor landing where there is access into:

Bedroom Two 4.3 x 3.6m (approx. 14'0 x 11'8)

A double bedroom having dual aspect windows and ample fitted wardrobe space

Bedroom Three 4.03 x 2.56m (approx. 13'3 x 8'4)

With a window to the side, a skylight, fitted storage and steps rising to a mezzanine floor above

Stairs from the second entrance hallway rise to:

Bedroom Four 3.98 x 3.7m (approx 13'0 x 12'0)

A fourth double room having dual aspect windows with tranquil rural views and double fitted wardrobes

Bedroom Five 3.98 x 1.93m (approx. 13'0 x 6'3)

Having fitted storage and a window to the rear. This room would be ideal for use as a dressing room for **Bedroom Four**

Bathroom 2.96 x 2.65m (approx. 9'8 x 8'8)

Accessed from the ground floor hallway and comprising fitted wash basin, WC and claw foot bathtub, with half tiling to walls, an obscured window and a heated towel rail



Self Contained Annexe

Set within the garden is a superb Annexe offering self contained accommodation ideal as for a dependent relative, for use as a guest suite or as income as an Air BnB style rental. A private fenced terrace to the front leads to double doors opening into:

Open Plan Living & Dining Kitchen 8.36 x 4.9m (approx. 27'5 x 16'1)

A most impressive space extending to a generous size and providing ample space for living and dining areas alongside the fitted kitchen. There are windows to the side, vaulted ceilings feature exposed beams and a staircase rises to a versatile **Mezzanine** 4.9 x 2.53m (approx. 14'0 x 8'3) – restricted head height, offering potential as a third bedroom or office space. The **Kitchen** comprises wall and base units housing an inset Belfast sink and spaces for appliances including oven, fridge freezer and washing machine. Double doors lead into:

Bedroom One 4.67 x 2.95m (approx. 15'3 x 9'8)

A window and door to the front overlook the gardens. A door opens into:

Bedroom Two 4.67 x 2.3m (approx. 15'3 x 7'6)

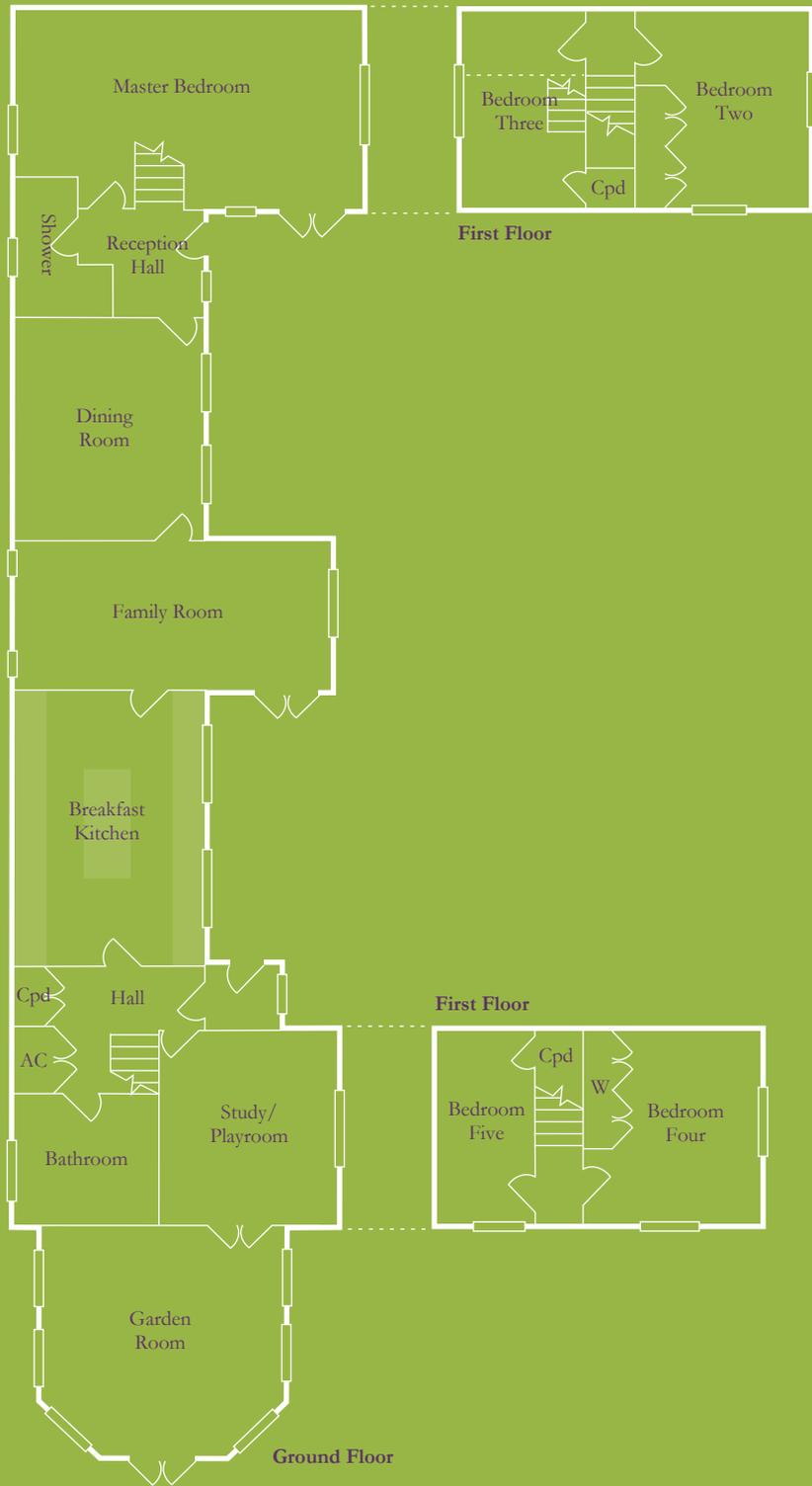
Another good sized bedroom having dual aspect windows

Shower Room 2.67 x 1.16m (approx. 8'9 x 3'9)

Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs, a traditional heated towel rail and an obscured window







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





Outside

Secure gated access off the road leads into a generous gravel driveway where there is space to accommodate parking for a number of vehicles. There is access via twin entrance door to the **Double Garage** 6.07 x 5.18m (approx. 19'11 x 17'0), and steps rise to give access into The Croft via two entrance halls

Gardens

Set next to the property is an elevated deck enjoying idyllic views over the gardens, paddock and fields beyond. Steps lead down to the courtyard where there is a covered BBQ area and a superb brick built **Bar/Studio** 4.8 x 3.53m (approx. 15'9 x 11'7), currently set out as a bistro style entertaining space, but being ideal as a games room or home office. The courtyard leads onto well tended lawns, and there are pleasant views to the side over open fields

A bridge leads over a charming stream which defines the boundary into the **Paddock**, a superb addition ideal to house a pony or smaller livestock. There is a character wall to one side of the paddock and a post and rail fence enclosed the boundary and allows for idyllic rural views to be appreciated. Within the paddock are timber buildings including:

Barn 4.76 x 4.7m (approx. 15'7 x 15'4)

Summer House 2.75 x 2.1m (approx. 9'0 x 7'0)

Stable 3.2 x 2.8m (approx. 10'6 x 9'1)

Please Note: We have been advised that The Croft is located within the Abbots Bromley Development Boundary, therefore the principle of developing the site is considered to be acceptable

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.



Bar/Home Office