



Leacross, Bagot Street, Abbots Bromley, WS15 3DA



Set in the heart of desirable Abbots Bromley is this charming Grade II Listed double fronted cottage, benefiting from extended and immaculately presented interiors, three double bedrooms and generous south facing gardens. Having received a complete renovation in recent years, this beautifully presented cottage is reluctantly being placed on the market due to a work related relocation. Leacross retains original features throughout and received a full rewire, new central heating system, plumbing and boiler through the renovation, with the current vendors having added bespoke wardrobes, secondary glazing and lined flues to both wood burning fireplaces. The deceptively spacious interiors comprise briefly two reception rooms, 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 have been beautifully landscaped, and there is the

potential to extend into the loft of the cottage (STPP).

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).



- Charming Grade II Listed Cottage
- Extended & Refurbished Throughout
- Original Features Retained
- Two Spacious Reception Rooms with Wood Burning Fireplaces
- Open Plan Living & Dining Kitchen
- Three Double Bedrooms
- Luxury Bathroom
- Potential for Loft Conversion
- Established South Facing Garden
- Renovated Recently to include Wiring, Plumbing, Boiler & Secondary Glazing
- 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 a traditional wood burning stove

Dining Room 4.13 x 3.25m (approx
Another immaculate reception room, having a

window to the front, character exposed brickwork and an impressive inglenook fireplace housing a wood burning stove. Doors open to the staircase rising to the first floor and into a vestibule where there is a fitted storage cupboard and fitted display shelving. A brick step leads down into:

Open Plan Living & Dining Kitchen 6.16 x 4.69m (approx 20'2 x 15'4) – max
This versatile space comprises a fitted kitchen with breakfast bar and a spacious reception room currently utilised as a living area and study. The kitchen comprises a range of base units with solid oak Butcher block worktops over, housing an inset ceramic sink with side drainer and spaces for a range cooker with beam lintel over and fridge freezer. There is a breakfast bar to one side and a door from the living area leads into a useful **Utility** cupboard housing the wall mounted boiler and space for a washing machine. The living area features a vaulted ceiling with glazed apex and bifold doors opening out to the south facing garden





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, bespoke fitted wardrobes 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 and loft access point,



this double room also features an original working fireplace

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

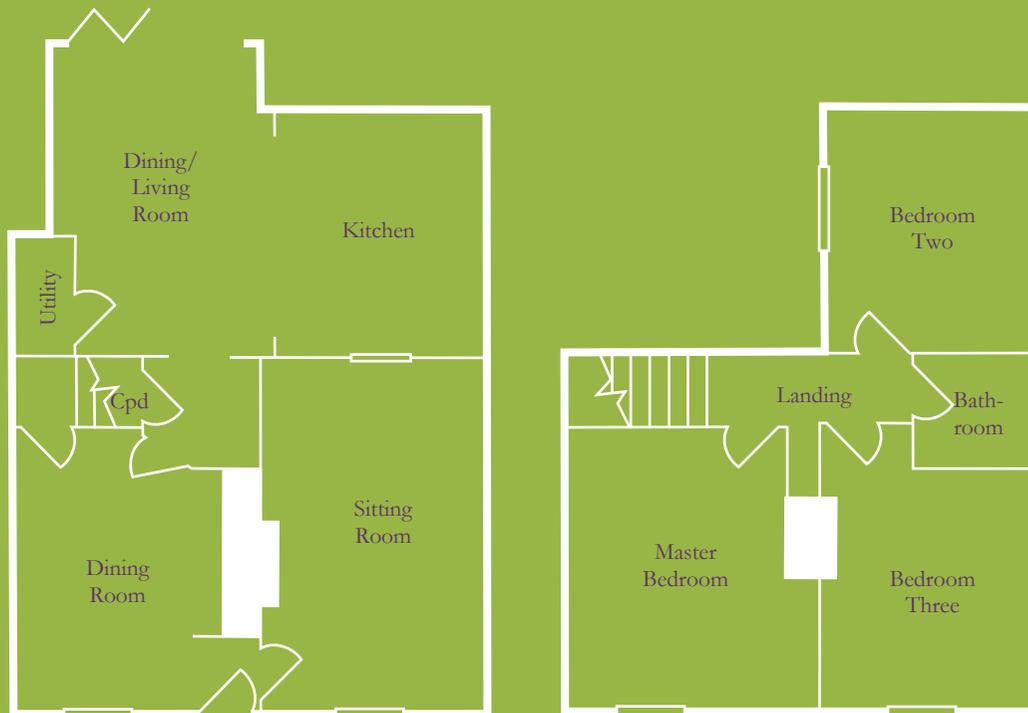
skylight and beams, traditional panelling and a heated towel rail





Outside

Extending to a generous size, the south facing rear garden is an excellent 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 established gardens to a bridge over a small pond, and on to an area which has been paved to provide a secluded seating area. There is a shed and a brick outbuilding for storage. Beyond the shed is a further stretch of walled garden ideal for landscaping, leading down to a brook at the end 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.