



St Marys Cottage, 5 Sudbury Road, Yoxall, DE13 8NA



Enjoying a prime setting in the heart of Yoxall is St Marys Cottage, a beautifully presented and recently refurbished character home benefitting from generous and versatile family interiors, four bedrooms plus a ground floor study/fifth bedroom, and outside space including parking and west facing gardens. Having been thoroughly refurbished to an exceptional standard, St Marys Cottage retains a wealth of original and reinstated character throughout including exposed beams, character doors and brickwork fireplace, complemented by thoughtfully designed interiors offering ideal accommodation to suit

a growing family. Renovation works include a new roof, releveling of floors, new windows (including sash to the front) a full rewire and new central heating system, as well as traditionally styled bathrooms, a bespoke kitchen and immaculate presentation throughout. The interiors comprise briefly reception hall, sitting room with feature fireplace, stunning open plan family dining kitchen, utility, cloakroom and a versatile study/fifth bedroom and shower room, with the inner hall rising to a wrap around galleried landing which features an impressive Orangery skylight. From the first floor there are four

bedrooms (three doubles) serviced by a master en suite and luxurious family bathroom. Outside, there is off road parking for one vehicle as well as informal on road parking to the front, and well tended gardens are set to the rear enjoying a sunny westerly aspect. St Marys Cottage is serviced by mains gas central heating and double glazed windows.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, Post Office/general store, St Peter's church and two pubs, all within a few minutes' walk

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, both of which maintain an Ofsted 'Outstanding' rating, and there are a number of private schools also in the area including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral. 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 and the International airports of Birmingham & East Midlands are both within an easy drive.



- Beautifully Refurbished Character Cottage
- Desirable Village Setting
- Deceptively Spacious & Wealth of Character
- Stunning Open Plan Living & Dining Kitchen
- Two Spacious Reception Rooms
- L Shaped Reception Hall
- Utility Room & Cloakroom
- Ground Floor Shower Room
- Four Bedrooms (Three Doubles)
- En Suite & Luxury Family Bathroom
- Off Road Parking
- West Facing Rear Garden
- 'Outstanding' School Catchment
- Central Village Location
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 5.42 x 2.29m (approx. 17'9 x 7'6)
A stunning welcome to this character home, having engineered oak flooring, a full height window to the rear and useful fitted storage. A wood burning stove is set to an exposed brickwork fireplace, and an archway leads into the Inner Hall. A stripped pine door leads into:

Sitting Room 4.32 x 3.35m (approx. 14'2 x 11'0)
A beautifully presented reception room having windows to the front aspect with shutters, traditional fitted alcove storage and shelving and a wood burning stove set to natural slate hearth. A second door leads into:



Inner Hall 4.72 x 2.42m (approx. 15'6 x 7'11)
 A beautiful feature to this charming home, having original stairs rising to the galleried landing above, fitted understairs storage, engineered oak flooring and a door into:

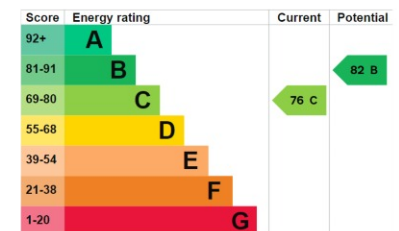
Open Plan Dining & Living Kitchen 7.95 x 4.3m (approx. 26'1 x 14'1)
 Having been remodelled and finished to an excellent standard, this open plan space comprises a bespoke fitted kitchen, dining area and family room with bifold doors leading out to the rear gardens. The **Kitchen** is fitted with a range of full height and base units with solid oak worksurfaces over, housing a Rangemaster Belfast sink, space for an American fridge freezer, an integrated Neff double oven and integrated Neff induction hob. There is a window overlooking the rear garden and engineered oak flooring extends throughout. An opening leads into:

Utility 2.4 x 1.73m (approx. 7'10 x 5'8)
 Also having been refitted, the utility has base and full height units housing spaces for a washing machine and tumble dryer, with quartz worksurfaces, a Rangemaster Belfast sink and an integrated dishwasher.

Playroom 3.56 x 3.13m (approx. 11'8 x 10'3)
 An ideal study, second reception room or fifth bedroom, having bespoke fitted storage, engineered oak flooring, a window to the side and impressive vaulted ceilings. Bifold doors open out to the terrace and gardens and a further door opens into:

Shower Room 2.01 x 1.32m (approx. 6'7 x 4'3)
 Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring and splash backs, vaulted ceilings, a heated towel rail and traditional wall panelling

Cloakroom
 Comprising marble topped wash basin and WC, with traditional panelling and engineered oak flooring





Stairs rise to the **First Floor Landing** 6.48 x 2.42m (approx. 21'3 x 7'11) a stunning space having an Orangery skylight providing plenty of natural light to both the landing and **Inner Hallway** below.

Master Bedroom 4.88 x 3.66m (approx. 16'0 x 12'0)
A spacious principal bedroom suite having two windows to the rear aspect, impressive tall ceilings with exposed beams and a period fireplace. Double doors open into:

En Suite 3.54 x 0.75m (approx. 11'7 x 2'5)
Comprising wash basin set to vanity unit, WC and shower, with engineered oak flooring and tiled splash backs

Bedroom Two 4.77 x 3.4m (approx. 15'8 x 11'1)
Another spacious double bedroom having a window with shutters to the front and a fitted wardrobe

Bedroom Three 5.38 x 2.3m (approx. 17'7 x 7'6)
A third double room having dual aspect windows, with shutters fitted to the front

Bedroom Four 4.24 x 1.8m (approx. 13'10 x 5'11)
Having a window to the side aspect, exposed floor boards and a range of fitted wardrobes

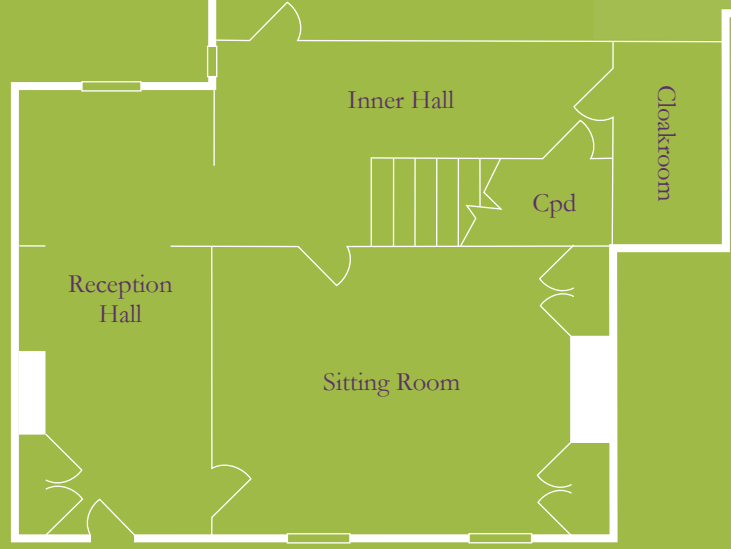
Family Bathroom 4.23 x 1.8m (approx. 13'10 x 5'10)
A luxurious suite comprises wash basin set to vanity unit, WC, oversized walk in shower and freestanding double ended bathtub, with limestone flooring, a chrome heated towel rail, a window with shutters and impressive vaulted ceilings







First Floor



Ground Floor



Outside

St Marys Cottage lies in the heart of Yoxall, being just a few steps from superb amenities, local pubs and the 'Outstanding' rated primary school. Accessed from Hadley Street there is parking for one vehicle to a private driveway with gated access leading into the rear garden, and further informal on road parking is available directly to the front of the cottage

West Facing Gardens

The rear garden has been landscaped to a superb standard and is laid to a paved terrace and reclaimed brick walls rising to neatly tended lawns. the garden is securely enclosed to all sides and benefits from exterior lighting and water, and there is a useful bin store accessed from the interior of the property. The garden shed is included in the sale



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.