



The Byre, Yeatsall Lane, Abbots Bromley, WS15 3DY



Residing within a delightfully tranquil private courtyard is The Byre, an immaculately presented barn conversion showcasing generously proportioned interiors, three excellent double bedrooms and outside space including parking and a south facing courtyard. Having been beautifully maintained and upgraded to include fitted wardrobes to the master, a partially replaced bathroom suite and a new boiler in 2022, The Byre is a fine example of a traditional barn, featuring pretty arched windows, character beams and impressive vaulted ceilings. With interiors extending to a generous size, the ground floor offers two well proportioned reception rooms, a farmhouse kitchen, utility and cloakroom, all accessed from the central reception hall. Three superb double bedrooms are set to the first floor being serviced by a family bathroom and master en suite. Outside, the barn is approached via a sweeping tarmac driveway leading to private parking for two vehicles. A pleasant garden extends to the front aspect offering space for outdoor entertaining, and a further south facing courtyard is set to the rear aspect. The Byre is serviced by double glazed windows, mains gas central heating and a shared sewage treatment plant.

Set on the rural borders of Abbots Bromley, The Byre enjoys a prime setting within picturesque Staffordshire countryside combining the ideals of rural living with convenient access to both nearby facilities and commuter routes. Famed for its annual Horn Dance, the handsome village of Abbots Bromley is home to a shop, cafes and a Butchers, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

The Byre lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter, and there are plenty of nearby leisure pursuits to enjoy including sailing, fishing and walking on Blithfield Reservoir. The property also lies a short drive from the picturesque Cannock Chase. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.

- Characterful Barn Conversion
- Delightful Setting within Private Courtyard
- Immaculate & Generously Proportioned Interiors
- Two Spacious Reception Rooms
- Farmhouse Kitchen
- Reception Hall, Utility & Cloakroom
- Three Superb Double Bedrooms
- En Suite & Family Bathroom
- Parking for Two
- Gardens to Front & Rear
- Double Glazed & 2022 Boiler
- Secluded & Tranquil Location
- Well Placed for Commuter Routes & Local Amenities

Reception Hall

A traditional stable door opens into the spacious hallway, having quarry tiled flooring, stairs rising

to the first floor with storage beneath and doors opening into:

Sitting Room 5.02 x 3.86m (approx. 16'6 x 12'8)

A beautifully presented reception room having double doors opening to the front gardens and a single door out to the rear south facing courtyard

Dining Room 4.88 x 3.89m (approx. 12'9 x 16'0)

Another generously proportioned living space having a door opening out to the rear courtyard

Farmhouse Dining Kitchen 4.75 x 3.56m (approx. 15'7 x 11'8)

The kitchen is fitted with a range of shaker style wall and base units with complementary worksurfaces over, housing an inset ceramic sink, a Rangemaster dual fuel cooker and integral appliances including dishwasher and fridge freezer. There is a window to the front as well as a







full height arched window to the side, and the kitchen has tiled flooring and space for either a dining table and chairs or an island unit. A door opens into:

Utility 1.9 x 1.4m (approx. 6'3 x 4'8)
Having quarry tiled flooring, the utility is fitted with wall and base units coordinating with those of the kitchen housing spaces for a washing machine tumble dryer and further below counter appliance

Cloakroom
Comprising pedestal wash basin and WC, with half tiled walls

Stairs rise to the first floor **Landing**, having a skylight and doors open into:

Master Bedroom 4.7 x 3.58m (approx. 15'5 x 11'9)
A stunning principal bedroom suite having impressive vaulted ceilings with a wealth of exposed beams, a recently replaced window to the front and

a range of fitted wardrobes and bedroom furniture. With private use of:

En Suite 1.88 x 1.45m (approx. 6'2 x 4'9)
Comprising a white suite having pedestal wash basin, WC and shower with refitted screen, having vinyl flooring and a chrome heated towel rail

Bedroom Two 5.2 x 3.86m (approx. 17'1 x 12'8)
Another oversized double room having dual aspect windows, exposed beams and a skylight

Bedroom Three 4.88 x 3.93m (approx. 12'11 x 16'0)
A third double room having a window to the rear and feature exposed beams

Bathroom 3.6 x 2.08m (approx. 11'10 x 6'10)
Comprising an upgraded suite having pedestal wash basin, WC and corner bathtub with shower attachment, having half tiled walls and LVT flooring. A door opens to the **Airing Cupboard** which houses the hot water cylinder





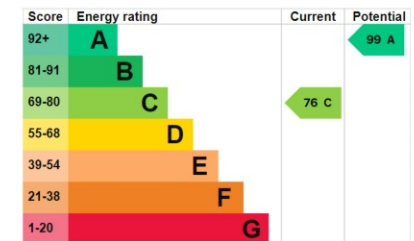


Outside

The Byre is set within the private Yeatsall Farm, a collection of barn conversions and character homes. A sweeping driveway leads to the front of the property where there is **Parking for Two Vehicles** as well as turning space, and a gate opens into the front garden. The landscaped garden has paved terraces, slate chipped borders and flowerbeds stocked with a variety of flowers and shrubs, enjoying a good degree of privacy. A stable door leads into the reception hall and there is exterior lighting and a water point

To the rear of the property is a further **South Facing Courtyard** laid to a paved terrace and fenced boundary, being an ideal spot for alfresco dining

Please Note: there is an annual charge of around £500 which covers maintenance of communal grounds and the shared sewage treatment plant



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.