



Gael Cottage, Bagot Street, Abbots Bromley, WS15 3DA

Being offered with the benefit of no upward chain is this charming period cottage, benefitting from three double bedrooms, a wealth of character throughout and superb outside space including a south facing rear garden, parking and a single garage. Residing within the desirable and handsome heart of Abbots Bromley, Gael Cottage offers deceptively spacious and well maintained interiors retaining a wealth of character, all overlooking pleasant views towards the village church tower to the rear. The interiors comprise briefly entryway, sitting room with open fireplace, dining room and breakfast kitchen to the ground floor, with three double bedrooms to the first floor serviced by a family bathroom. Outside, a pleasant south facing garden is set to the rear aspect having an attractive outlook over the village church, and there is parking for one vehicle to the fore of the single garage. There is ample on street parking also available to the front of the cottage, which is serviced by mains gas central heating and wooden framed windows.

Gael Cottage is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside. Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. The property lies within catchment for the Richard Clarke First School in the village, which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter. 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 Period Cottage
- Offered with No Upward Chain
- Parking & Single Garage to Rear
- Wealth of Original Features
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Three Excellent Double Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Idyllic Church Views
- Desirable Central Village Location
- Ideal for Commuter Routes & Local Amenities

The front door opens into an **Entryway**, where there is fitted storage and a door opening into:

Sitting Room 5.93 x 3.9m (approx. 19'5 x 12'9)
A generous and beautifully presented reception room having a window to the front, double doors opening out to the rear gardens and a wealth of exposed beams. Stairs rise to the first floor accommodation having useful storage beneath,

and a stunning original inglenook fireplace houses an open fireplace. Doors open into the **Kitchen** and:

Dining Room 3.52 x 3.9m (approx. 19'5 x 12'9)
Another attractive reception room having exposed beams, fireplace recess and a window to the front. A stable door opens through to:

Breakfast Kitchen 4.6 x 2.85m (approx. 15'1 x 9'4)
Extending to a good size, the kitchen is fitted with wall and base units which would benefit from upgrading. There is an inset sink and integrated appliances include a double oven and gas hob, with further spaces for a dishwasher, washing machine, fridge freezer and below counter fridge. There is a window to the rear, the kitchen has tiled flooring and a door opens out to the rear garden





Stairs rise to the **First Floor Landing** where doors open into:

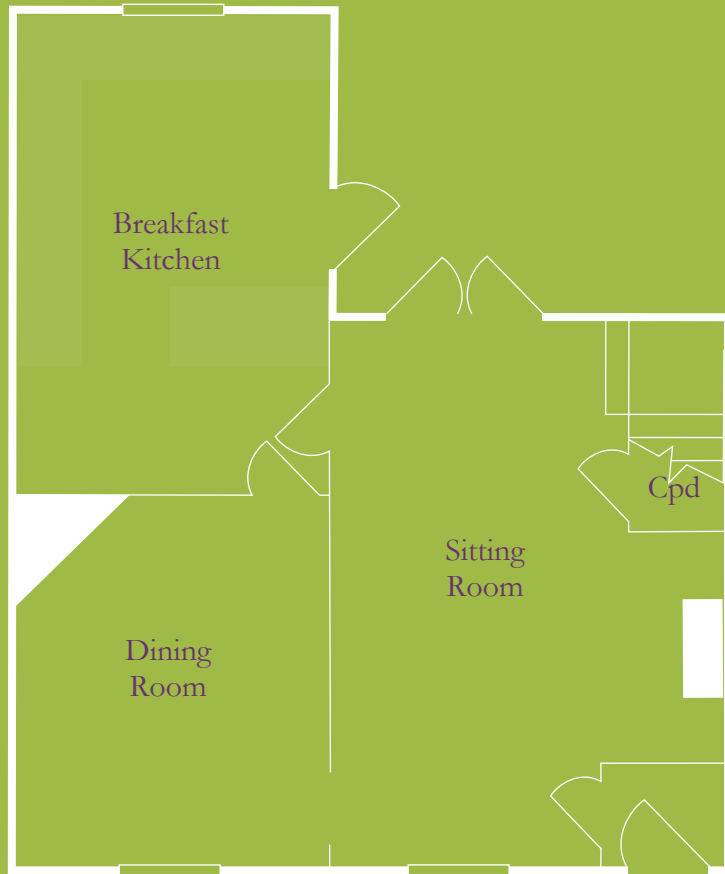
Master Bedroom 4.6 x 2.92m (approx. 15'0 x 9'7)
Having a window to the rear

Bedroom Two 3.55 x 2.78m (approx. 11'7 x 9'1)
With a window to the front and a double fitted wardrobe

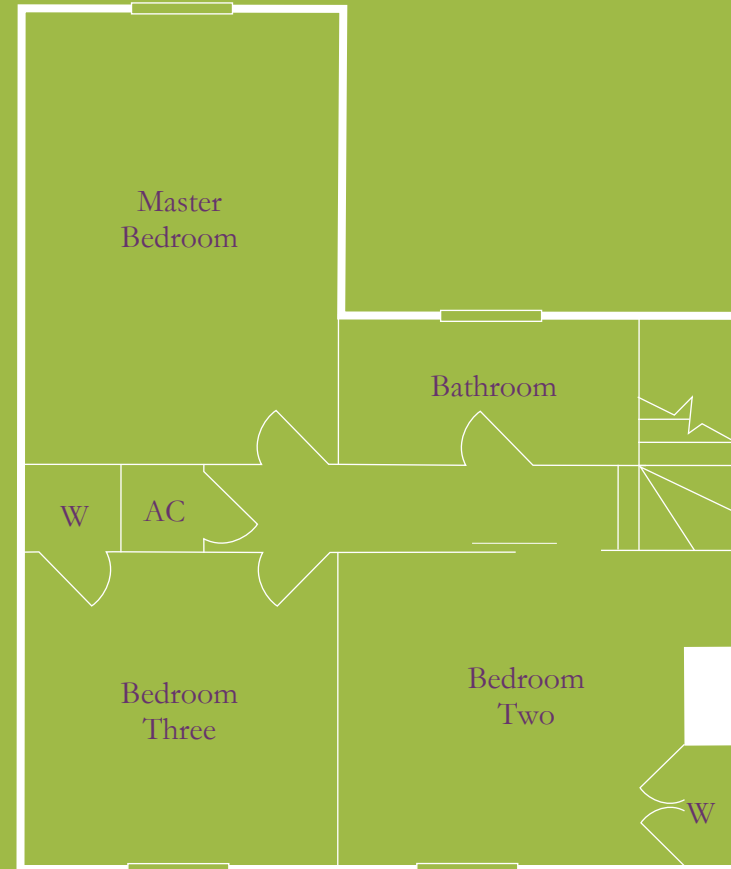
Bedroom Three 2.9 x 2.9m (approx. 9'6 x 9'6)
Another double room having a single fitted wardrobe and a window to the front

Family Bathroom 2.7 x 2.0m (approx. 8'10 x 6'6)
Comprising pedestal wash basin, WC and bathtub with electric shower over, with half tiled walls and a window to the rear





Ground Floor



First Floor



Outside

The cottage is set in the heart of Abbots Bromley, being within a few steps of the array of local amenities Abbots Bromley offers. Accessed via Church Lane, there is a drive shared with a handful of additional properties where there is **Parking for one Vehicle** plus access into a **Single Garage**

South Facing Rear Garden

The rear garden is laid out paved and gravelled terraces borders by mature flower beds. There is exterior lighting and a water point, and the cottage enjoys pretty views over the village Church tower. Gated access leads out to the rear, offering convenient access to the rear of the cottage



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 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.