



Devon Cottage, Uttoxeter Road, Abbots Bromley, WS15 3EQ

Residing in the desirable heart of Abbots Bromley is Devon Cottage, a charming period cottage showcasing deceptively spacious and beautifully presented interiors, four good sized bedrooms and an established and private garden plot. Presenting a quintessentially English cottage frontage, Devon Cottage has been extended and refurbished sympathetically over time to create a well proportioned family home with modern, yet traditionally minded finishes complementing original character features throughout.

The interiors comprise briefly family room, sitting room and snug, with an open plan dining kitchen extending across the rear featuring a traditional pantry. To the first floor wrap around galleried landing are four bedrooms (three doubles) serviced by a beautifully refitted bathroom, and established cottage gardens extend to the rear aspect enjoying plenty of privacy. Devon Cottage is serviced by mains gas central heating and double glazed windows, and has received recent upgrades to include a Worcester combi boiler (2024) with Nest smart heating controls, new radiators throughout the first floor and a new electric skylights to the landing and family bathroom.

- Charming Character Cottage
- Desirable Setting in Popular Village
- Wealth of Features & Charm
- Three Spacious Reception Rooms
- Dining Kitchen with Pantry
- Stunning Galleried Landing
- Four Bedrooms (Three Doubles)
- Refitted Family Bathroom
- Generous Mature Gardens
- Double Glazed & Mains Gas Central Heating (2024 Combi Boiler)
- Central Village Location
- Well Placed for Schools, Amenities & Commuter Routes

Stone steps rise to the front door which opens into the Entryway, which in turn opens into:

Devon Cottage House enjoys a prime setting in Abbots Bromley, being just steps from the heart of the village and the excellent array of amenities offered. 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.

There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleynes 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.

Family Room 4.04 x 3.9m (approx. 13'3 x 12'10)
A spacious reception room having window to the front with traditional window seat below, a period fireplace housing an open fire and oak flooring. This room opens through to:

Sitting Room 4.82 x 3.18m approx. 15'10 x 10'5)
Another beautifully presented living space having a window to the front, oak flooring and a wood burning stove set to quarry tiled hearth. A door opens to the staircase and there is a fitted storage cupboard

Snug 3.16 x 2.26m (approx. 10'4 x 7'5)
A versatile space ideal as a snug or playroom, having traditional panelling and exposed beams. A step rises to:



Open Plan Dining Kitchen 5.77 x 2.88m
(approx. 18'11 x 9'5)

A beautifully remodelled space comprising a generous dining area and shaker style kitchen. A range of grey wall and base units feature complementary granite worktops over, housing a Belfast sink, a Smeg cooker (included in the sale) with extractor above, and integrated appliances including dishwasher, fridge, freezer and washing machine. A window to the rear overlooks the established rear garden and flagstone flooring extends into the **Dining Area** where there are double doors out to the gardens and an interior window to the stairs. A thumb latch door opens to a useful **Pantry** with ample fitted shelving and storage space





Stairs rise to the wrap around **Galleried Landing**, where there is a useful fitted cupboard, a newly replaced skylight with electric controls and doors into the bedrooms and bathroom. The radiators to the first floor rooms have all been replaced with contemporary column style radiators

Master Bedroom 4.1 x 3.93m (approx. 13'5 x 12'11)
Having two double fitted wardrobes and a window

to the front

Bedroom Two 3.35 x 3.2m (approx. 11'0 x 10'6)
Another double room having a window to the front and fitted wardrobes

Bedroom Three 3.0 x 2.87m (approx. 9'10 x 9'5)
A third double room having window to the rear enjoying attractive garden views



Bedroom Four 3.01 x 1.9m (approx. 9'11 x 6'3)
Having window to the rear

wall panelling and a refitted electric skylight

Refitted Family Bathroom
A luxuriously appointed bathroom which has been refitted to a superb standard, having wall hung wash basin set to vanity unit with matching storage cupboard, WC, freestanding bathtub and separate walk in shower, with tiled splash backs, traditional







Outside

To the front, steps rise to the front door with walled borders to either side. The property has a Right of Way over the neighbour's property for access to the rear and there is informal on-street parking available on Uttoxeter Road

Gardens

The rear garden extends to a superb size, having a landscaped terrace and established lawns and offering a delightful space to enjoy the pleasantly peaceful village setting. Mature foliage provides plenty of screening and included in the sale are a greenhouse and summer house. There is a base and electric point in place for a hot tub (existing hot tub is not included in the sale)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.