

# The Coach House

Savey Lane Yoxall Staffordshire



# The Coach House

Savey Lane Yoxall DE13 8PD

Standing within a delightful 0.25 acre garden plot is The Coach House, a characterful, three bedroom detached village residence enjoying pleasant views towards the village Church.

Originally dating back to the 1600s, this individual and beautifully presented conversion holds a rich history within the village, having served as both the coach house and stables to the neighbouring St Peter's Rectory and as a school during WWII. Original character features have been retained throughout including panel and thumb latch doors, exposed beams and impressive vaulted ceilings, which alongside a thoughtfully designed layout offer plenty of space for a growing family looking to be part of this thriving village community. The property is serviced by mains gas central heating, under floor heating to the entire ground floor and double glazed windows.

The Coach House is approached to the side, where the front door opens into a most impressive reception hall with galleried landing above, with doors opening into the front-facing lounge, cloakroom and a formal dining room which leads in turn to the beamed conservatory with Church tower views. The dining kitchen opens to a separate utility, and a useful boot room provides a second entrance as well as access into a study. From the first floor galleried landing there are three spacious double bedrooms, each having a private en suite.

Approach via a gated entrance, a sweeping driveway provides parking for a number of vehicles, there is a detached double garage and beautifully landscaped south facing gardens extend to the front. To the rear are generous and secluded gardens, being bordered by a charming church wall and enjoying tranquil views towards the Church tower.



what3words:

[///rebel.eventful.clerics](https://www.what3words.com/rebel.eventful.clerics)

**The Coach House resides in the heart of Yoxall**, a popular Staffordshire village offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs, all within a few minutes' walk of the property.

**The property lies in a highly regarded catchment area** for both state and independent schools. Repton School, Denstone College and Lichfield Cathedral are all within a short drive, with a local bus service to Denstone College also. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and the John Taylor Free School also lies within a short drive.

**With rolling Staffordshire countryside** on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minute's drive. Barton Marina is also within a short drive, with its boutique cinema and luxurious range of eateries and shops bordering pretty lakeside walks. Local gym, golf and country clubs can also be found in Wychnor, Lichfield and Branston.

**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 and Manchester are all within an easy drive.



Village Centre & Amenities: **0 mile**



Lichfield Rail Station: **8 miles**

Burton Rail Station: **9 miles**



Birmingham City Centre: **26 miles**

Derby City Centre: **22 miles**

Stafford Centre: **18 miles**



Cannock Chase: **8 miles**

Peak District National Park: **20 miles**



Birmingham Airport: **28 miles**

Manchester Airport: **67 miles**

The **Reception Hall** is approached from the side of the property, where a glazed door opens into this light and airy hallway. Stairs rise to the **Galleried Landing** above, and oak flooring extends throughout the hallway and into two of the reception rooms and the **Guests Cloakroom**. There is a useful cloaks cupboard beneath the stairs, and solid oak double doors open into two of the reception rooms. Under floor heating (mains gas) extends throughout the ground floor accommodation.

A spacious **Lounge** is set to the front of the property, having a gas fireplace and full height windows overlooking the south facing foregarden. A formal **Dining Room** is also accessed via double doors to the front featuring an original brickwork archway with lighting, and a glazed door opens into a third reception room, an impressive oak framed **Conservatory** having tiled flooring, double doors out to the gardens and attractive garden and Church Tower views.

The **Dining Kitchen** features a range of shaker style, painted wall and base units with granite worksurfaces, an integrated dishwasher and integrated microwave. There is space for an American fridge freezer, and a characterful recess houses a Falcon range cooker which is included in the sale. Dual aspect windows overlook the gardens and tiled flooring extends into the **Utility**, having access out to the rear garden, further storage units and a granite worktop with spaces for a washing machine and tumble dryer. An archway opens from the kitchen to the **Boot Room**, providing an alternative entrance into the property alongside access into the Study which is fitted with a range of shelving, storage and desk space.







Stairs rise from the **Reception Hall** to the wrap around **Galleried Landing** above, featuring a wealth of exposed beams and overlooking the hallway below. Characterful doors open into the three, well proportioned double en suite bedrooms, the first being a spacious **Master Bedroom** set to the front of the property. There is an **En Suite Bathroom** positioned next to the bedroom having a four piece suite including a bathtub and separate shower, as well as ample vanity storage.

**Two Further Double Bedrooms** feature **En Suite Shower Rooms**, with the second bedroom also having a dressing area and twin windows to the rear overlooking the gardens and Church tower beyond. The third en suite bedroom also features a **Dressing Room** with a range of fitted wardrobes, and all three en suites feature power showers and useful vanity storage, as well as chrome heated towel rails to the second and third en suites.





The Coach House is approached via a private gated entrance from Savey Lane, where a sweeping gravel driveway provides **Parking** and turning space for a number of vehicles. There is access via Horman electric roller doors into the **Detached Double Garage**, having power, lighting, a courtesy door to the side. There is access to a Useful boarded **Loft** above, offering ample storage space or potential for conversion (STPP).

Totalling **0.25 Acre** overall, manicured gardens extend to the front and rear of the property, being south facing to the front. Neatly stocked borders feature a variety of flowers and shrubs, with a Staffordshire blue brick terrace providing a pleasant seating area to the front aspect.

Further immaculately tended gardens extend to the rear, having paved terraces providing various areas to enjoy the tranquil village setting and views towards St Peter's Church. Lawns edged with flower beds flank a pathway beneath a pergola entwined with a mature Wisteria, with the top of the garden being bordered by the characterful Church wall. There is a **Kitchen Garden** with a raised bed and a Summer House to the top of the garden, and the property benefits from exterior power, lighting and a water point.





**Floor Area:** 000m<sup>2</sup> / 0,000 ft<sup>2</sup>

### Ground Floor

**Reception Hall** 5.22 x 3.57m (approx. 17'1 x 11'8)

**Lounge** 5.43 x 4.36m (approx. 17'9 x 14'3)

**Dining Room** 5.5 x 4.2m (approx. 18'0 x 13'9)

**Conservatory** 4.84 x 3.68m (approx. 15'10 x 12'1)

**Dining Kitchen** 4.97 x 4.63m (approx. 16'3 x 15'2)

**Utility** 1.98 x 1.72m (approx. 6'6 x 5'7)

**Boot Room** 1.95 x 1.73m (approx. 6'4 x 5'8)

**Study** 2.73 x 2.03m (approx. 8'11 x 6'7)

**Cloakroom**

### First Floor

**Galleried Landing** 3.63 x 3.18m (approx. 11'10 x 10'5)

**Master Bedroom** 5.2 x 4.45m (approx. 17'0 x 14'7)

**En Suite Bathroom** 2.57 x 2.07m (approx. 8'5 x 6'9)

**Bedroom Two** 5.45, 3.26 x 4.2m (approx. 17'10, 10'8 x 13'9)

**En Suite** 2.05 x 2.02m (approx. 6'8 x 6'7)

**Bedroom Three** 4.54 x 3.46m (approx. 14'10 x 11'4)

**Dressing Room** 2.25 x 2.37m (approx. 7'9 x 7'4) – into wardrobes

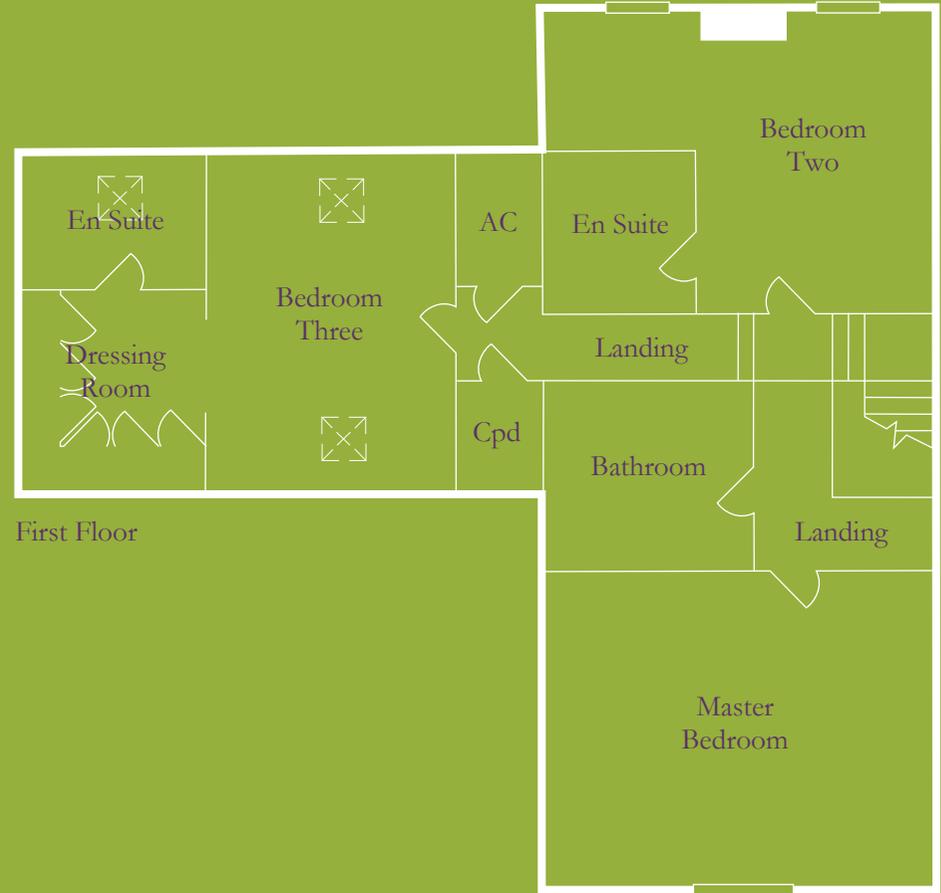
**En Suite** 2.3 x 1.75m (approx. 7'6 x 5'9)

### Outside

**Detached Double Garage** 6.4 x 5.47m (approx. 21'0 x 17'11)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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 2009 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.

Ph SW 28.01.2025