



Yew Tree Cottage, Main Street, Church Broughton, Derby, DE65 5AS



Offers Over £400,000

A unique opportunity to acquire an historic landmark village house in a popular and sought after village location mid way between Uttoxeter and Burton-on-Trent. The house has been in the same ownership for many years and comes to market offering the opportunity for the new owners to stamp their own mark with opportunity for further development and improvement. The house offers spacious accommodation featuring three reception rooms, kitchen with appliances, three bedrooms, en-suite shower room and a guest bathroom. Step outside and you will discover a large mature garden with plenty of space for outdoor living, parking for several cars and a large attached double garage.





Entrance Porch

Hallway

Cloakroom & WC

With suite comprising: WC and basin.

Kitchen

The kitchen features a wide range of wall & base cupboards with oak cabinet doors and coordinating work surfaces with inset sink unit. Fitted appliances comprise: electric hob, eye level electric oven and microwave oven. Floor standing gas fired central heating boiler. Double doors opening through to:

Lounge

A large entertaining room which is an extension to the side of the house, featuring a tall vaulted ceiling with exposed beams, windows to two sides and bay with French doors opening to the gardens. Radiator.

Dining Room

Doors leading off the kitchen, stone chimney breast with faux fireplace, window to the front of the house overlooking the garden. Radiator.

Snug

A useful additional living room which has windows to the front and rear, rustic brick chimney breast with raised hearth. Radiator. Internal door giving access to a large attached garage / workshop.

First floor Landing

Bedroom 1

Large double bedroom with windows to the front and rear of the house. two radiators. Large walk-in closet.

En-Suite Shower Room

Fitted with a modern white suite comprising: 1200mm shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and wood effect floor. Chrome heated towel radiator.

Bedroom 2

Window to the front of the house, fitted wardrobes to one wall. Radiator.

Bedroom 3

Window to the front of the house. Radiator.

Bathroom

A large bathroom with suite comprising: bath, shower enclosure with glass screen and thermostatic shower, vanity basin, bidet & WC.. Airing cupboard. Windows to the front and side of the house. Radiator.

Outside

The house occupies a large plot at the eastern edge of the village, set in gardens which are mainly lawn with established hedges and trees which give a good amount of privacy from the lane. Driveway parking with space for several cars leading to a large attached garage / workshop. Summerhouse and wooden garden shed. The house is ideally located within strolling distance of village amenities and about 20 paces from the village primary school.

General Information

Services: Mains water, electricity & drainage. Oil fired central heating.

Council Tax band E

Tenure: freehold

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	