

# Bank Cottage

Woodhouses Yoxall Staffordshire





# Bank Cottage

Yoxall Road Woodhouses Yoxall DE13 8NR

Standing within established and secluded wrap around gardens with an additional paddock is Bank Cottage, a detached five bedroom countryside home enjoying a tranquil setting in the premier hamlet of Woodhouses. Having been extended and upgraded over time and offering further potential to create an annexe/home office suite, this individual countryside home is approached via a lengthy sweeping driveway, sitting at an elevated position overlooking surrounding countryside views. Bank Cottage combines the ideals of tranquil rural living in a characterful yet modernised home, with the convenience of easy access to nearby amenities, excellent commuter routes and an 'Outstanding' school catchment area.

Three well proportioned reception rooms offer plenty of characterful living space, with a modern dining kitchen, utility and cloakroom also set to the ground floor. To the first floor, well proportioned accommodation includes five good sized bedrooms, two with en suite, and a family bathroom, with the fifth bedroom having a second staircase offering ideal potential for conversion into a home office, an annexe for a dependent relative or a self contained Air BnB style apartment. Outside, the total plot extends to a generous 1.45 acre, having ample parking to the rear of the property as well as access into a large double garage. Wrap around formal gardens totalling 0.5 acre enjoy an excellent degree of privacy to all sides, and accessed from the driveway is an adjacent 0.95 acre paddock and stable block being ideal for a pony or smaller livestock.

- **Detached Countryside Residence with Rural Views**
- **Delightful Wrap Around Plot with Private Driveway**
- **Overall Plot: 1.45 Acre**
- **Rural Setting in Premier Hamlet**
- **Three Spacious Reception Rooms**
- **Family Dining Kitchen**
- **Five Good Sized Bedrooms - Annexe Potential**
- **Master En Suite, Guest En Suite WC & Family Bathroom**
- **Double Garage & Ample Parking**
- **0.5 Acre Wrap Around Formal Gardens**
- **0.95 Acre Paddock with Stables**
- **'Outstanding' School Catchment**





**Bank Cottage resides on the rural borders of Yoxall**, in the premier hamlet of Woodhouses. popular village of Yoxall, offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs, all within walking distance from 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: <b>0.5 mile</b>
	Lichfield Rail Station: <b>8 miles</b> Burton Rail Station: <b>9 miles</b>
	Birmingham City Centre: <b>26 miles</b> Derby City Centre: <b>22 miles</b> Stafford Centre: <b>18 miles</b>
	Cannock Chase: <b>8 miles</b> Peak District National Park: <b>20 miles</b>
	Birmingham Airport: <b>28 miles</b> Manchester Airport: <b>67 miles</b>



what3words:

///cups.sloping.noun

From the rear of the property, a pergola leads from the driveway to the front door, and in turn into the **Reception Hall**. A picture window to the rear looks out over the landscaped garden and doors open into the reception rooms and kitchen, as well as into a useful cloakroom cupboard and to the **Guest WC**.

The **Sitting Room**, positioned to the side of the property features dual aspect windows, double doors out to the rear garden and a wood burning stove, with the **Dining Room** overlooking pleasant garden views to the rear and a wealth of character beams.

Doors open from the **Reception Hall** to two sides of the U shaped **Family Dining Kitchen**, where there is a **Dining Area** leading into a modernised **Kitchen** fitted with a range of contrasting shaker style wall and base units with granite worksurfaces over. Integrated appliances include a dishwasher, fridge, freezer, gas hob with extractor above, oven and additional combi microwave- oven, and the base units house a ceramic sink and a refuse cupboard.

From the kitchen, there is a **Utility** with a sink and spaces for a washing machine and tumble dryer, leading in turn to the **Garden Room**, a versatile reception room showcasing a wealth of exposed brickwork and double doors out to the secluded fore gardens. A vestibule has an interior door into the garage, and there is a staircase rising to **Bedroom Five** over the garage, being ideal to provide a separate access for an annexe or home office suite.











Stairs rise to the first floor **Landing**, where there is a window to the front and access to the loft. Double doors open to a large storage cupboard, and character doors lead into the **Five Bedrooms** and **Family Bathroom**.

The **Principal Bedroom Suite** features an array of fitted storage and wardrobe space, alongside triple aspect windows all enjoying tranquil garden and countryside views. There is a modern **En Suite** with walk in shower also servicing the master bedroom.

Three further bedrooms are set off the landing, each having fitted wardrobes and one having a private **Cloakroom**. The modernised family bathroom is fitted with a Rak suite having double shower and freestanding bathtub, with windows to two sides overlooking far-reaching rural views.

Also from the landing is a versatile **Fifth Bedroom** offering an ideal office space or the potential for conversion into ancillary accommodation or an Air BnB style rental, having a separate staircase down into the garden room. This generous space has a useful study area and windows to two sides enjoying an open aspect.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		









Outside, a private sweeping tarmacadam driveway from Yoxall Road flanked by mature hedges approaches the rear of Bank Cottage. There is ample and secure **Parking** for a number of vehicles, with an up and over entrance door opening into the large **Double Garage**.

A pergola and pathway leads between landscaped gardens to the reception hall, and around to the front aspect where there are sunny **South Facing Garden** with access into the kitchen and garden room. To the rear of the property is a sheltered seating area, with archways leading onto extensive lawns bordered by mature hedging.

From the driveway, a five bar gate opens into the **Paddock**, which totals **0.95 Acre** and offers space for a pony or a private smallholding. This securely enclosed area includes a fenced **Kitchen Garden**, a grass field bordered by mature trees and a **Stable Block** with two stables and a feed/tack store. There is water and lighting to the stables.









Floor Area: 255m<sup>2</sup> / 2745 ft<sup>2</sup>

### Ground Floor

**Reception Hall** 3.69 x 2.97m (approx. 12'1 x 9'9)

**Lounge** 5.29 x 4.44m (approx. 17'4 x 14'6)

**Dining Room** 4.68 x 3.16m (approx. 15'4 x 10'4)

**U Shaped Dining Kitchen** 7.48, 3.66 x 5.35m  
(approx. 24'6, 12'0 x 17'6)

**Garden Room** 4.01 x 3.25m (approx. 13'1 x 10'7)

**Utility** 3.06 x 1.93m (approx. 10'0 x 6'3)

**Cloakroom**

### First Floor

**Master Bedroom** 5.3 x 4.46m (approx. 17'4 x 14'7)

**En Suite** 3.25 x 1.34m (approx. 10'7 x 4'4)

**Bedroom Two** 3.82 x 3.31m (approx. 12'6 x 10'10)

**Bedroom Three** 3.95 x 3.22m (approx. 12'11 x 10'6)

**En Suite WC** 1.38 x 1.04m (approx. 4'6 x 3'4)

**Bedroom Four** 3.7 x 2.8m (approx. 12'1 x 9'2)

**Bedroom Five** 7.45 x 5.26m (approx. 24'5 x 17'3)

**Family Bathroom** 3.76 x 2.36m (approx. 12'3 x 7'8)

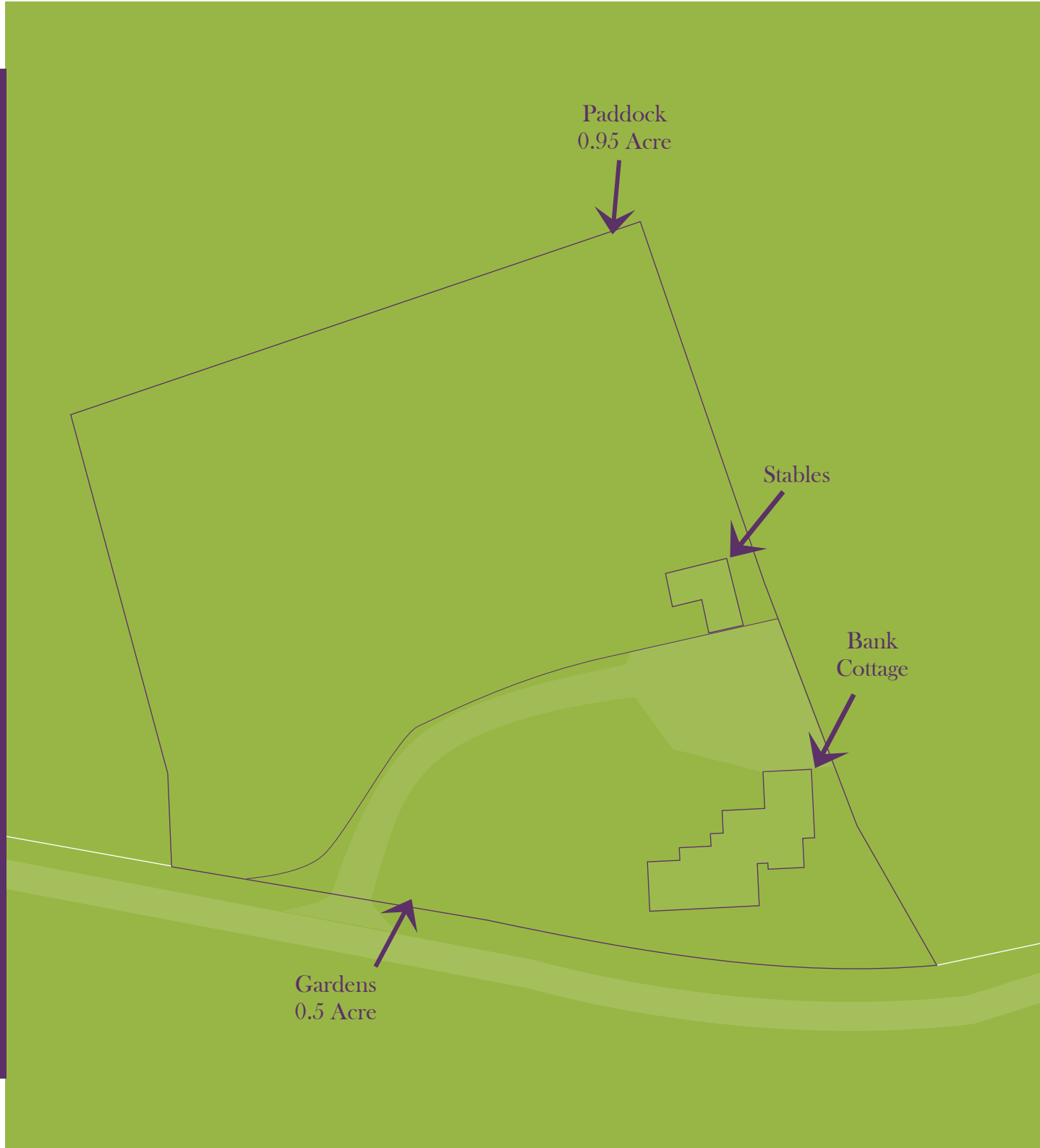
### Outside

**Double Garage** 7.49 x 5.32m (approx. 24'7 x 17'5)

**Garden:** 0.5 Acre

**Paddock:** 0.95 Acre

**Stable Block:** two loose boxes & tack/feed store







Ground Floor

First Floor



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PH SW 28.01.2025