

The Garden House

Yoxall Staffordshire



The Garden House

Longcroft Lane Yoxall DE13 8NT



Holding an enviable setting overlooking panoramic countryside views is The Garden House, a most impressive and exceptionally well appointed residence set within established 2.5 acre wrap around grounds. Presenting a handsome Tudor inspired oak framed exterior and recently extended, refurbished and remodelled interiors, this individual architect-designed home offers versatile and extensive living accommodation including an open plan kitchen with oak framed living and dining areas, a most impressive reception hall with galleried staircase and a total of eight bedrooms, six having private en suites. A range of outbuildings and two paddocks present ideal equestrian or smallholding facilities, with planning consent already in place to develop the outside space further to incorporate an oak framed garden room, fabulous leisure suite and courtyard style stabling.

Attention to details has been prioritised throughout the design, finish and practicality of The Garden House, mirrored by generous room proportions and thoughtfully placed windows highlighting the uninterrupted rural outlook. Upon entrance to this individual home, a grand staircase with galleried landing above is the centrepiece, leading through to two oversized reception rooms and a magnificent open plan kitchen, with a triple aspect oak framed living, dining and study space extending the south side. Further functional spaces also include a superb laundry room, separate utility, guests cloakroom and a home gym.

Centered around a beautiful curved oak and glass staircase, the galleried landing leads into seven generous double bedrooms, six having private en suites, and to a luxurious family bathroom. The second bedroom features a walk in wardrobe, and the impressive principal bedroom suite is serviced by an en suite bathroom and twin walk in wardrobes, as well as having an oak framed balcony overlooking the gardens and views beyond. To the second floor is a versatile eighth bedroom/games room/studio, having a cloakroom WC.

A brick pillar entrance with electric gates opens into the landscaped 2.5 acre wrap around grounds, enjoying complete privacy and beautifully landscaped entertaining spaces. To the rear are further lawned gardens bordered by two paddocks belonging to the property, with a range of stables and outbuildings offering excellent smallholding/equestrian potential.



The Garden House resides on the tranquil borders of Yoxall, enjoying a select setting overlooking rolling Staffordshire countryside to all sides. The village centre can be reached either on foot or by vehicle, being just a mile away and offering an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs. The idyllic surrounding area can also be explored from the property's doorstep through numerous public footpaths and bridleways.

Luxurious leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park are all being within a few minute's drive, with local gym, golf and country clubs nearby in Wychnor, Lichfield and Branston. The nearby Woodside Farm Barns complex is also home to farm and gift shops, the award winning Paul Shum Butchers and an independent bakery.

The Garden House 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 from the village itself. 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.

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: 1 mile



Lichfield Rail Station: 8 miles
Burton Rail Station: 9 miles



Birmingham City Centre: 26 miles
Derby City Centre: 22 miles
Stafford City Centre: 18 miles



Peak District National Park: 20 miles
Cannock Chase: 8 miles



Birmingham Airport: 28 miles
Manchester Airport: 67 miles

This home benefits from a fully managed commercial-grade networking and automation system, designed to deliver seamless connectivity and effortless control throughout. The property has been newly wired with networking to multiple points in almost every room, and features a centrally managed Wi-Fi network providing robust, high-speed coverage across the entire property. A comprehensive Control4 system manages the home's automation, including fully controllable lighting throughout, integrated audio with speakers in every room for flexible music distribution, and video routing that allows any TV to display content from any source. The system also controls motorised curtains and incorporates both an intercom and a video doorbell for enhanced convenience and security. Touchscreen control panels provide intuitive management of the entire system, offering a modern, convenient lifestyle upgrade that sets this property apart. The Garden House is serviced by a new central heating system with two pressurised water cylinders and under floor heating to the ground floor and all bathrooms. The entire property has been re-roofed with Welsh slate which beautifully complements the oak framed additions and flush casement windows.



A gable porch to the front opens into the stunning **Reception Hall**, having Portugese slate flooring and oak doors opening into the living areas. The curved oak and glass staircase rises to the galleried landing above, and doors open to the controls room, the nerve centre of the property housing the heating and network systems.

The handmade Cleary & Hall **Kitchen** is fitted with a range of bespoke units with Quartz worksurfaces over, with the central island housing an inset sink and an entertaining style breakfast bar. Comprehensive integrated appliances include a Bosch dishwasher and a Leibherr American fridge freezer with automatic ice maker, with a four oven Aga with companion also included in the sale. The bespoke units with solid internal fittings house integral refuse drawers, and there are further units to one side having foldaway doors opening to a bar area, having an integral fridge, a further integral wine fridge and feature lighting.

Portugese slate flooring extends throughout the kitchen and into the stunning **Open Plan Family Room** which is bordered by oak framed windows and bifold doors with integral blinds. A Stuv Stoves wood burning fireplace with retractable door is set to the living area, and a **Study** area facing the front aspect is fitted with bespoke shelving, storage and desk space, also by Cleary & Hall.





Set to the rear of the property, the formal **Lounge** extends across the rear, having twin bifold doors opening out to the landscaped gardens, as well as having a Stuv Stoves wood burner set to stunning Brazilian slate surround. A second reception room, an ideal **Home Office/Playroom** is accessed from the hallway, having oak flooring and a range of fitted desk space.

An **Inner Hallway** leads into the guest's **Cloakroom**, having automatic lighting and a feature stone sink set to vanity unit. A **Utility** with fitted units houses a Belfast sink, and a **Boot Room** with access to both the front and rear aspects leads in turn to a superb **Laundry Room** has interior access into the garage, extending to a superb size and housing spaces for a washing machine and tumble dryer. A versatile **Home Gym** is also accessed from the **Laundry Room**.





Leading from the stunning first floor curved **Galleried Landing**, oak doors open into seven generously proportioned bedrooms, six of which enjoy private en suites.

The **Principal Suite** occupies one end of the property, fitted with a superb range of wardrobes and storage, as well as having twin double doors with privacy glass opening into **Two Walk in Wardrobes**, ripe for installation of additional storage and hanging space. A recessed ceiling mounted TV automatically folds down when turned on, and bifold doors to the rear open out to a stunning **Oak Framed Balcony**, overlooking idyllic far-reaching garden and countryside views.

The **En Suite Bathroom** is open plan style, fitted with a contemporary suite having freestanding bathtub, twin wash basins set to a vanity unit and a double shower with Crosswater fittings.



To the opposite end of the property, the oak framed additional houses **Two Double Bedroom Suites**, each having **Private En Suites** and one having a fully fitted **Walk in Wardrobe**. Oak framed full height windows to each room enjoy idyllic views.

Two Further Double Bedrooms feature fitted mirror fronted wardrobes and pretty views over the rear garden and countryside beyond, also each having a refitted **En Suite**. The **Sixth Double En Suite Bedroom** faces the front aspect, and the seventh **Double Bedroom** has use of a luxurious **Family Bathroom**, fitted with a traditionally styled suite having roll top bathtub, wash basin set to vanity unit and a double shower.

To the second floor there is a further **Games Room/Studio**, ideal as a further bedroom, teenagers lounge or hobby room, having use of a **Cloakroom** with wash basin and WC.





Leading from Longcroft Lane, a pillared entrance with electric gates opens into the regal tree lined avenue driveway, having a central water fountain and providing parking for a number of vehicles. There is access via Horman electric entrance doors into the large **Double Garage**, and landscaped gardens extend to the side and front of the property providing a secluded space to enjoy the peaceful setting. An EV charger is included in the sale. To one corner is a garden pond with composite decking leading to a breeze house, all having power and lighting, and the garden is bordered by a character wall remaining from the original historic estate. The footings have already been put in place for an oak framed garden room positioned to the side of the property.

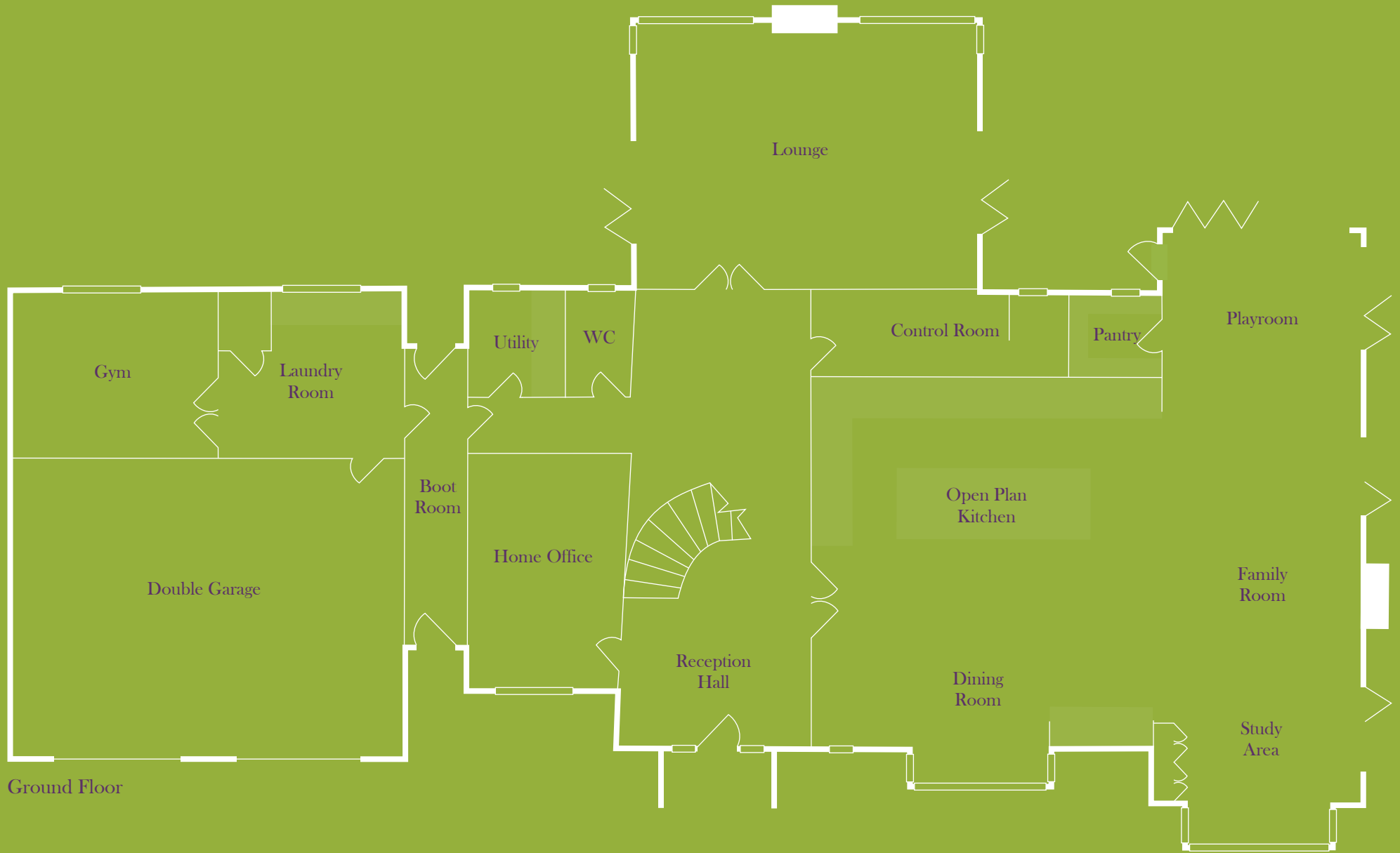
A porcelain paved terrace wraps around the property, having neatly stocked raised borders and leading onto mature lawns overlooking the paddock land and views beyond. To the side aspect there is a useful storage shed, with gated access opening to a further storage area housing the units or the Air-Con system. There is exterior power, lighting and Wi-Fi throughout the exterior spaces and garden.

Adjacent to the gardens are two fenced **Paddocks**, as well as a large Barn and a range of outbuildings including **Three Stables** and a range of useful storage rooms. There is planning already in place to replace the existing outbuildings with a superb leisure complex and oak framed garden room, and to reposition and rebuild the outbuildings and stables in a U-shaped courtyard style. The Garden House benefits from a right of way from Longcroft Lane leading up to the Stables and Barn, providing an ideal access point for equestrian use and secure parking of larger vehicles.









Ground Floor



First Floor

Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Area: in progress

Ground Floor

- Reception Hall 10.0 x 3.75m (approx. 32'9 x 12'3)
- Open Plan Kitchen 9.38 x 7.64m (approx. 30'9 x 25'0)
- Stunning Dining & Family Room 14.28 x 4.82m (approx. 46'11 x 15'9)
- Lounge 7.5 x 6.14m (approx. 24'6 x 20'1)
- Study/Playroom 5.04 x 3.55m (approx. 16'6 x 11'7)
- Utility 2.17 x 1.7m (approx. 7'1 x 5'6)
- Boot Room 6.7 x 1.2m (approx. 22'0 x 3'11)
- Laundry Room 3.93 x 3.56m (approx. 12'10 x 11'8)
- Gym 4.27 x 3.56m (approx. 14'0 x 11'8)
- Cloakroom 2.24 x 1.51m (approx. 7'4 x 4'11)

First Floor

- Master Suite 7.35 x 7.07m (approx. 24'1 x 23'2)
- En Suite Bathroom 3.7 x 2.78m (approx. 12'1 x 9'1)
- Bedroom Two 5.17 x 4.9m (approx. 16'11 x 16'0)
- En Suite 2.52 x 1.75m (approx. 8'3 x 5'8)
- Bedroom Three 4.9 x 4.54m (approx. 16'1 x 14'10)
- En Suite 1.7 x 1.62m (approx. 5'7 x 5'3)
- Bedroom Four 4.7 x 3.6m (approx. 15'4 x 11'10)
- En Suite 3.15 x 1.27m (approx. 10'3 x 4'2)
- Bedroom Five 4.65 x 3.68m (approx. 15'2 x 12'0)
- En Suite 2.94 x 1.27m (approx. 9'7 x 4'1)
- Bedroom Six 4.58 x 4.22m (approx. 15'0 x 13'10)
- En Suite 2.17 x 1.8 (approx. 7'1 x 5'10)
- Bedroom Seven 4.2 x 3.3m (approx. 13'9 x 10'10)
- Family Bathroom 3.05 x 2.95m (approx. 10'0 x 9'7)

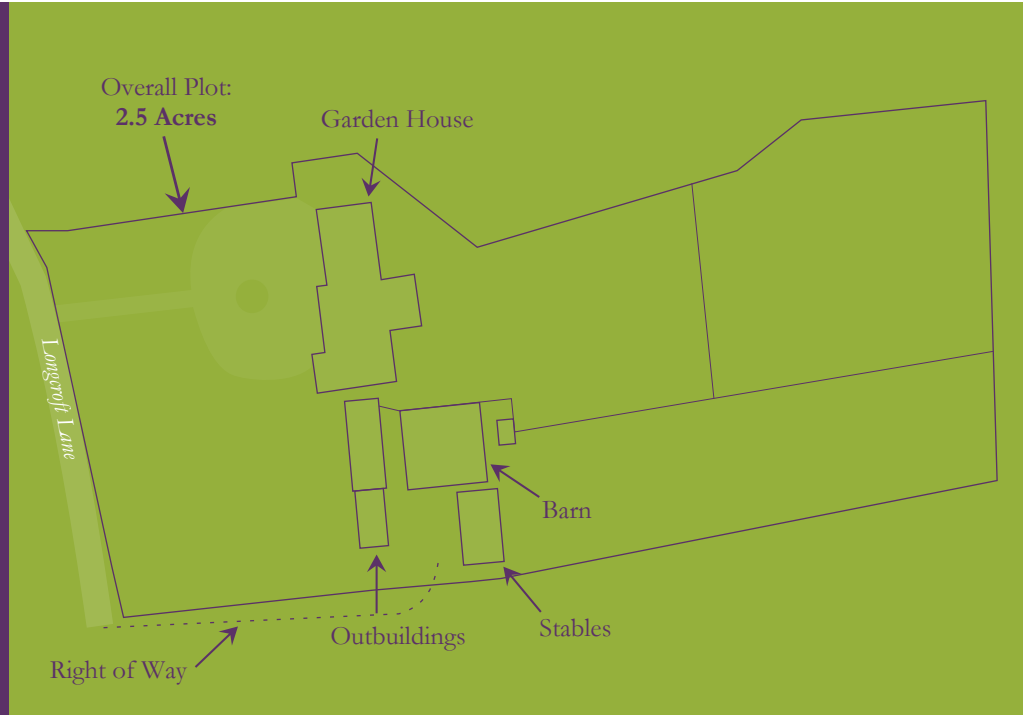
Second Floor

- Games Room 8.82 x 3.15m (approx. 28'11 x 10'4)

Coach House

- Double Garage 8.8 x 6.76m (approx. 28'11 x 22'2)

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