



Lea Cottage, Hadley Street, Yoxall, DE13 8NB

Set within an established south facing garden plot is Lea Cottage, a delightful Grade II Listed cottage offering characterful and beautifully presented interiors, two double bedrooms and a peaceful setting with stunning rural views. Showcasing a wealth of original character throughout, Lea Cottage is a fine example of a traditional English cottage, presenting a charming exterior complemented by a generous gated garden plot. To the ground floor, the entrance hall leads into a dining room with inglenook fireplace, with a cosy sitting room also having a wood burner and a garden room enjoying a pleasant view to the rear. The refitted kitchen houses a utility space as well as access into a cloakroom, and the two dual aspect double bedrooms are serviced by a four piece family bathroom. Double gates to the front open to parking for two/three vehicles, are well tended cottage gardens, benefitting from an open aspect to the rear and side with views over farmland. The property is serviced by mains gas central heating and offers an ideal opportunity to extend if required (subject to planning consent).

The property lies close to the heart of Yoxall, a charming and popular village having an excellent range of amenities within walking distance including a health centre, a Post Office/general store, a church and two pubs. An award-winning butchers', bakery, greengrocers and gift shop can also be found on the rural village outskirts. 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 are both within an easy drive. With rolling 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 minutes' drive.

- Individual Grade II Listed Cottage
- Wealth of Original Features & Charm
- Established South Facing Plot
- Three Reception Rooms
- Kitchen, Utility Space & Cloakroom
- Two Excellent Double Bedrooms
- Traditional Family Bathroom
- Generous South Facing Cottage Gardens
- Gated Entrance to Private Parking
- Open Rural Views to Side & Rear
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities

The front door opens into an **Entrance Hall**, having tiled flooring, a window to the side and an original door opening in turn into:

**Dining Room** 4.75 x 4.55m (approx 15'7 x 14'11)  
A stunning inglenook fireplace houses a wood burning stove, there is a window to the front and the dining room features a wealth of exposed

beams. There is fitted storage to one side, stairs rise to the first floor and doors open into:

**Sitting Room** 4.72 x 3.32m (approx 16'1 x 10'10)  
With windows to three sides, flagstone flooring and a log burner set to exposed brickwork fireplace

**Garden Room** 4.91 x 3.05m (approx 16'1 x 10'0)  
A superb addition to this character cottage, having windows overlooking the gardens, two sets of double doors, quarry tiled flooring and part vaulted ceilings with exposed beams

**Kitchen** 3.82 x 2.61m (approx 12'6 x 8'6)  
The kitchen is fitted with a range of shaker style wall and base units with oak Butcher block work-tops over, housing an inset Belfast sink and spaces for an American style fridge freezer and range cooker. The kitchen has a wealth of exposed beams and brickwork, windows face the side and front aspects and a door opens out to the front aspect. Tiled flooring extends into the:







**Utility Space** 4.07 x 1.53m (approx 13'4 x 5'0)  
Fitted with base units having Butcher block worktops over housing additional workspace and storage, as well as a breakfast bar. There are spaces for a washing machine and tumble dryer, skylights provide plenty of natural light a door opens into the **Cloakroom**, being fitted with a WC and having a window to the rear

Stairs rise from the **Dining Room** to the first floor landing, where doors lead off into:

**Master Bedroom** 4.49 x 4.86m (approx 15'11 x 14'8)  
A spacious double room having windows to two sides, exposed beams, exposed brickwork and fitted furniture including wardrobes, drawers and overhead storage

**Bedroom Two** 4.72 x 3.3m (approx 15'5 x 10'9) - max  
Another generous double room having dual aspect windows with rural views, exposed beams, a period fire grate and a range of fitted wardrobes and storage

**Family Bathroom** 3.01 x 2.52m (approx 9'10 x 8'3)  
Fitted with a traditional heritage suite comprising pedestal wash basin, WC roll top bathtub and walk in shower, having a window to the rear, further stained glass window to the side, tiled walls, wooden flooring and doors to a fitted **Airing Cupboard**







### Outside

Double gated access opens off Hadley Street to a gravel driveway providing off street parking for two to three vehicles. Well tended gardens lie to the front and there is a pathway leading to the front and kitchen doors

### South Facing Cottage Gardens

Being of an excellent size and enjoying a rural outlook to the side and rear, the south facing gardens are laid to a walled paved patio with brick steps rising to lawns edged with mature borders. To the top of the garden is another patio area as well as a vegetable plot, a timber **Garden Shed** and a **Summer House**, both of which are included in the sale. A covered pergola is also included in the sale, and an area of decking to the top of the garden highlights tranquil views over surrounding countryside



Parker Hall has a legal and professional obligation to ensure the marketing of our properties is accurate and not misleading in accordance with the Consumer Protection from Unfair Trading Regulations 2008. Our vendors have signed off this brochure, confirming that all details are accurate and not misleading, which includes the written text, photographs, site plan and floor plans.

**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.