



The Old Bakehouse, Hollybush Road, Newborough, DE13 8SF



Offered with no upward chain is this beautifully presented character cottage, benefitting from extended interiors, three bedrooms and outside space including landscaped garden and a gated drive. Enjoying a prime position in the heart of Newborough, The Old Bakehouse showcases a wealth of beautifully retained character throughout complemented by extended living accommodation and private gardens with views towards the Church spire. The Old Bakehouse has been maintained to a high standard and comprises briefly three reception rooms, modern kitchen with utility/boot room, study/playroom and ground floor bathroom, with three bedrooms to the first floor serviced by an additional shower room. The front of the cottage overlooks a pleasant view towards the village church and the immaculately landscaped garden also houses a gated driveway accessed off Hollybush Road.

The Old Bakehouse lies in the heart of Newborough, a popular rural village home to an active community centred around the Red Lion pub and restaurant, a historic Church, the Needwood Primary School and a children's playground. The Ofsted 'Outstanding' rated primary school feeds into John Taylor High in Barton under Needwood. Within walking distance of the property is the charming rural hamlet of Hoar Cross, home to the renowned Meynall Ingram Arms and prestigious Hoar Cross Hotel, Health Club & Spa, and the FA's St Georges Park lies around 3 miles away, being home to a restaurant and a members only gym. The Cathedral City of Lichfield is 20 minutes drive away and has two train stations providing direct links to Birmingham, London and Stafford, and the International airports of Birmingham and East Midlands are both within approximately 40 minutes drive.

- Charming Cottage in Desirable Village
- Offered with No Upward Chain
- Extended Character Interiors
- Three Reception Rooms
- Study/Playroom
- Kitchen & Utility/Boot Room
- Bathroom & Shower Room
- Three Bedrooms (Two Doubles)
- Landscaped Gardens & Gated Parking
- Double Glazed & Oil Central Heating
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Rail Travel & Local Amenities

The front door opens into the **Entrance Hall**, having tiled flooring, an oak staircase rising to the first floor and doors off to a useful storage cupboard and into:

Snug 2.95 x 2.89m (approx. 9'8 x 9'5)
With a window to the front and tiled flooring, this versatile living space has archways opening into:

Sitting Room 7.0 x 4.71m (approx. 22'11 x 15'5)
A spacious reception room featuring a window with shutters to the front and a part vaulted ceiling with skylights providing plenty of natural

light. A reclaimed brickwork fireplace houses a Chesneys multi-fuel burning stove set to stone hearth with beam lintel over. Leading into:

Dining Room 3.65 x 2.66m (approx. 11'11 x 8'8)
Having a window to the side with shutters, double doors to the **Utility/Boot Room** and a door into:

Playroom/Study 4.52 x 1.44m (approx. 14'9 x 4'8) – max
Ideal as a home office or playroom, having window to the rear

Utility 2.86 x 2.15m (approx. 9'4 x 7'0)
Offering an alternative entrance to the property, the utility has a window to the rear, tiled flooring and a fitted cupboard housing spaces for a washer and tumble dryer. The oil fired Worcester Bosch boiler is housed in here and an opening leads into:

Kitchen 4.8 x 3.0m (approx. 15'9 x 9'10)
The kitchen is fitted with a range of cream wall and base units with Butcher block work surfaces over, housing an inset Belfast sink, integral dishwasher and spaces for range cooker (with LPG gas supply) and an American fridge freezer. The kitchen has tiled flooring, a window to the rear and double doors out to the gardens





Stairs rise to the **First Floor Landing** where there is a window with shutters overlooking the churchyard to the front. Doors open into a landing leads into a useful **Dressing Area** again having a window to the front with traditional shutters. There is a fitted **Laundry Cupboard** and a fitted wardrobe and doors open into:

Master Bedroom 4.90 x 3.34m (approx. 16'1 x 10'11)
A good sized double room having window to the side, a fitted wardrobe and a skylight. Please note there is restricted head height in this room

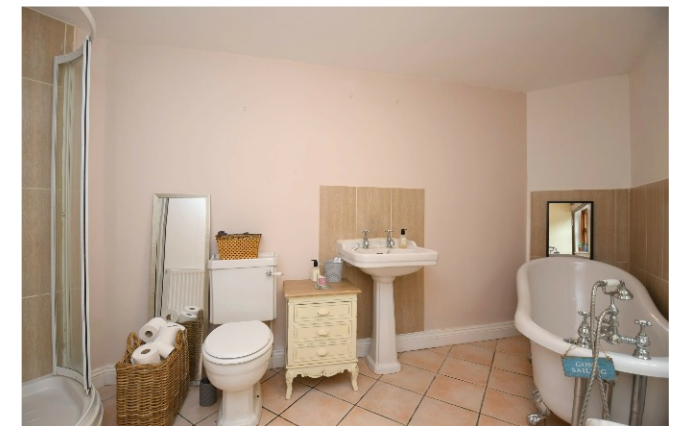
Bedroom Two 3.71 x 2.66m (approx. 12'2 x 8'8)
Another double room having two fitted wardrobes, a window to the rear and two skylights

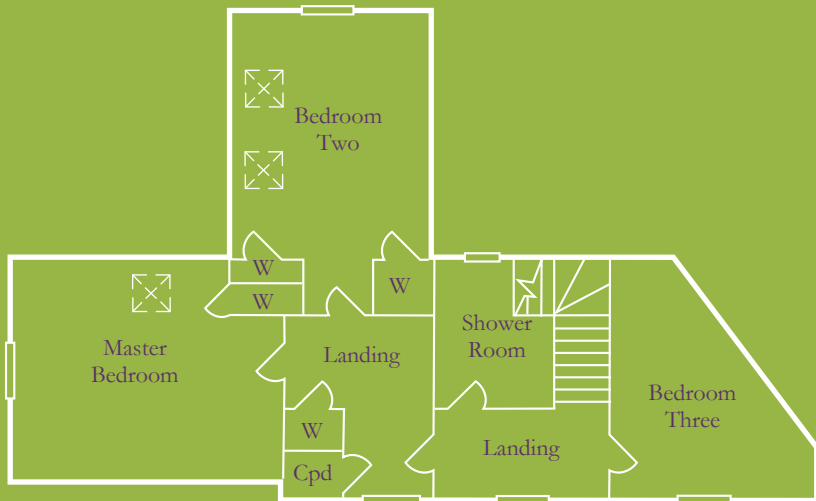


Bedroom Three 4.13 x 3.11m (approx. 13'6 x 10'2)
Having a window with shutters to the front overlooking the village Church

Shower Room 2.06 x 2.05m (approx. 6'9 x 6'8)
Comprising fitted wash basin, WC and double shower, with tiled splash backs, a chrome heated towel rail, tiled flooring and an obscured window to the rear

Ground Floor Bathroom 3.66 x 3.06m (approx. 12'0 x 10'0)
A door from the Entrance Hall opens into the bathroom which is fitted with a traditional suite having pedestal wash basin, WC, claw foot bathtub and separate shower, with tiled flooring, tiled splash backs and a window with shutters to the front





Outside

The Old Bakehouse enjoys a pleasant outlook over the Church to the front aspect and is ideally located close to the village centre. To the side aspect, a shared tarmac driveway leads to the rear of the property where a gate opens into a gravelled drive providing parking for two to three vehicles as well as access into a large timber garden shed

Landscaped Rear Garden

The rear gardens has been landscaped to a high standard, featuring a paved terrace, edged and raised flower beds and a shaped artificial lawn. The garden is safely enclosed and enjoys a good degree of privacy as well as views towards the Church spire. The paved terrace extends to the side of the property where the oil tank is housed

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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 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 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.