



Perbrooke Cottage, Parkgate Lane, Abbots Bromley, WS15 3AH

Offered with the benefit of no upward chain is this charming detached cottage, set within an exclusive private courtyard on the rural borders of Abbots Bromley and Newborough. Presenting plenty of potential to modernise and extend (subject to relevant permissions), this individual countryside cottage is set within a generous plot extending to 0.2 acre including a grass paddock bordered by open farmland and a small brook. To the ground floor there are two reception rooms, a modern kitchen and a family bathroom, with two bedrooms to the first floor. Outside, there is allocated parking for two vehicles and pleasant gardens wrap around the cottage, with gated access from the main courtyard opening into the paddock. The cottage is serviced by private drainage, private water, double glazed windows and electric room heaters, and combines the ideals of a tranquil countryside setting alongside convenient access to both nearby facilities and commuter routes.

Perbrook Cottage is positioned amidst rolling countryside between the villages of Abbots Bromley and Newborough, in an exclusive courtyard of conversions, each benefitting from independent outside space and parking. The historic village of Abbots Bromley lies a few minutes drive away, offering a superb array of everyday amenities centered around the handsome High Street. Famed for its annual Horn Dance, Abbots Bromley is home to a selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, with the village formerly having been titled as one of the Top 12 Places to Live in the Midlands by the Sunday Times. The cottage lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and Birmingham and East Midlands Airport are both within an easy drive.

- Charming Detached Cottage
- Offered with No Upward Chain
- Tranquil Countryside Setting
- Open Rural Views
- Excellent Potential to Extend (STPP)
- Entryway & Modern Kitchen
- Two Good Sized Reception Rooms
- Two Bedrooms & Ground Floor Bathroom
- Parking for Two
- Generous 0.2 Acre Grounds
- Well Placed for Local Village Amenities & Commuter Routes

The composite front door opens into an Entryway into the:

Kitchen 3.89 x 1.9m (approx. 12'9 x 6'2)
A range of shaker style wall and base units with wood finish worktops housing an inset sink with side drainer, an integrated oven, electric hob and fridge, and space for a washing machine. There is a window to the front, and limestone flooring extends throughout the ground floor accommodation

Thumb latch doors from the **Hallway** open into:

Sitting Room 4.43 x 3.37m (approx. 14'6 x 11'0)
A spacious living room having triple aspect windows with garden and rural views

Dining Room 3.3 x 2.15m (approx. 10'10 x 7'0)
With a window to the rear enjoying rural views







The **Inner Hall** provides storage or appliance spaces below the stairs, which rise to the **First Floor Landing**, having a skylight, fitted airing cupboard housing the water cylinder and thumb latch doors into:

Master Bedroom 4.82 x 3.78m (approx. 15'9 x 12'4)

A good sized double room having a skylight to the front aspect

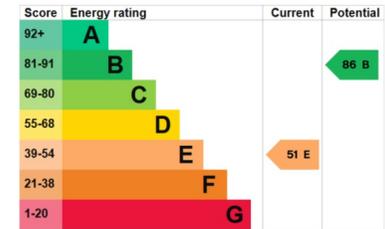
Bedroom Two 4.33 x 2.94m (approx. 14'2 x 9'7) - max

With a window to the side

A door from the **Inner Hall** opens into:

Ground Floor Bathroom 2.15 x 1.85m (approx. 7'0 x 6'0)

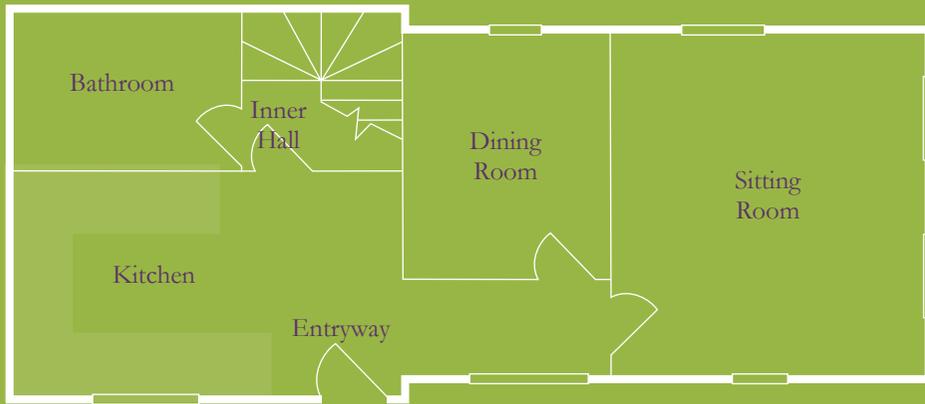
Comprising a modern suite having pedestal wash basin, WC and bathtub with electric shower over, having tiled splash backs and a heated towel rail



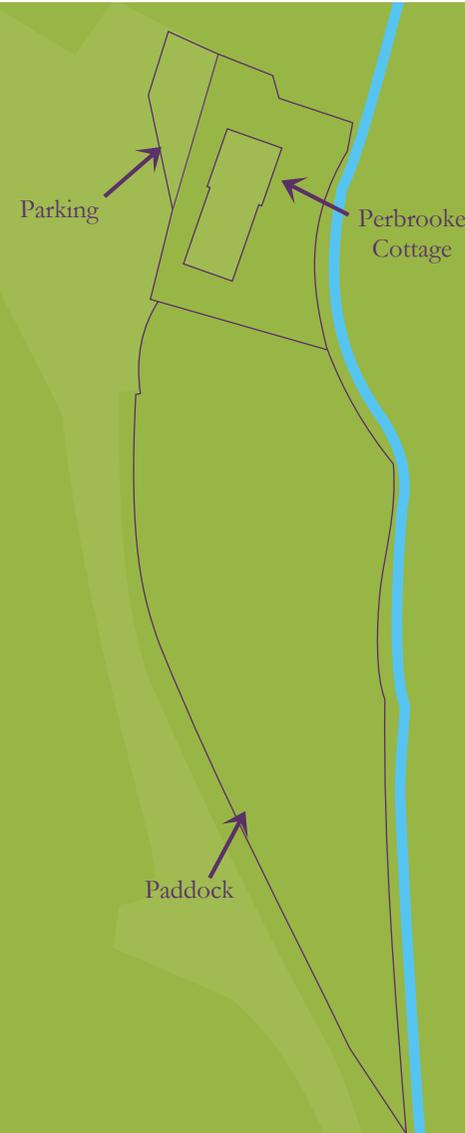
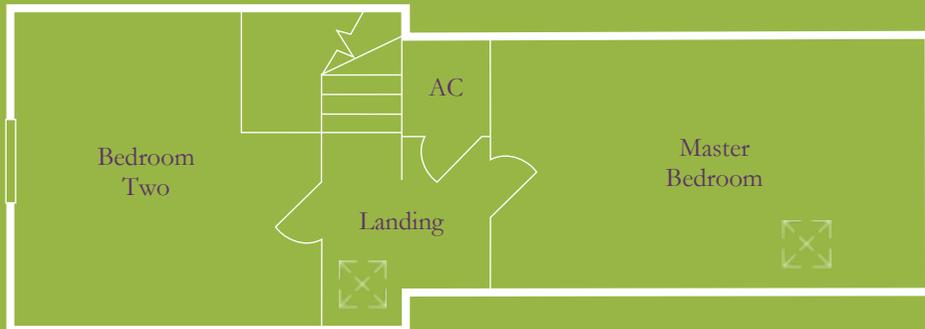




Ground Floor



First Floor



Outside & 0.2 Acre Gardens

A driveway leads into a large yard, leading to each property's private parking. Perbrooke Cottage has two parking spaces to the fore of the cottage, with potential to move the fence to create an additional space nearer to the cottage. A gate opens to the front leading to the front door, and lawns extend to the sides and rear of the cottage where pleasant countryside views can be appreciated. Beyond the fenced garden there is a grass paddock with access out onto the lane.

Please Note: The property benefits from a private water supply via the neighbouring farm, which currently operates on an informal basis. A borehole and underground pump chamber have also been installed on neighbouring land to serve the properties but are not currently in use. In order to utilise the borehole supply, a suitable water treatment system would need to be installed and connected. Further details of the water supply arrangements are available on request.

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