



St Marys Cottage, 5 Sudbury Road, Yoxall, DE13 8NA



Enjoying a prime setting and a wealth of stunning character is St Marys Cottage, an immaculately presented period home offering Generously proportioned family interiors, four bedrooms plus a ground floor study/fifth bedroom, and outside space including parking and a landscaped west facing garden. Having been refurbished to an exceptional standard in recent years, St Marys Cottage retains a wealth of original and reinstated character throughout including exposed beams, character doors and traditional fireplaces, complemented by thoughtfully designed interiors offering ideal accommodation to suit a growing family looking to be part of this thriving village community. The cottage is presented to the

highest standard throughout, having modern bathrooms, a fabulous open plan kitchen and bespoke fitted wardrobes and storage, with upgrades having been made in recent years to include double glazed windows (sash to the front) and a full rewire. The stunning reception hall features fitted storage and a period fireplace, opening through to an inner hallway where stairs rise to the first floor galleried landing where an Orangery ceiling lantern provides plenty of natural light. A sitting room with wood burner faces the front, a stunning open plan family dining kitchen with separate utility extends across the rear and there is a versatile study/fifth bedroom with shower room accessed from the kitchen. A cloakroom

with marble vanity sink is also set to the ground floor. From the first floor wrap around landing there are four bedrooms (three doubles) serviced by a master en suite and a family bathroom. To the rear, there is off road parking for one vehicle as well as informal on road parking to the front, and well tended gardens enjoy a sunny westerly aspect and a good degree of privacy. The property is serviced by mains gas central heating and double glazed windows.

The charming and popular village of Yoxall offers an excellent range of amenities including a health centre, post office, shops, Post Office/general store, St Peter's church

and two pubs, all within a few minutes' walk from the property. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a number of private schools also in the area including Foremarke Prep, Denstone College, Repton and Lichfield Cathedral. 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.



- Beautifully Refurbished Character Cottage
- Desirable Village Setting
- Deceptively Spacious & Wealth of Character
- Stunning Open Plan Living & Dining Kitchen
- Two Spacious Reception Rooms
- L Shaped Reception Hall
- Utility Room & Cloakroom
- Ground Floor Shower Room
- Four Bedrooms (Three Doubles)
- En Suite & Luxury Family Bathroom
- Off Road Parking
- West Facing Rear Garden
- 'Outstanding' School Catchment
- Central Village Location
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 5.42 x 2.29m (approx. 17'9 x 7'6)
A stunning welcome to this character home, having engineered oak flooring, a full height window to the rear and useful fitted storage. A wood burning stove is set to an exposed brickwork fireplace, and an archway leads into the Inner Hall. A stripped pine door leads into:

Sitting Room 4.32 x 3.35m (approx. 14'2 x 11'0)
A beautifully presented reception room having windows to the front with shutters, traditional fitted alcove storage and shelving and a wood burner set to natural slate hearth and a brickwork arched fireplace A second door leads into:



Inner Hall 4.72 x 2.42m (approx. 15'6 x 7'11)
 An archway leads into this spacious hallway, having an original staircase rising to the galleried landing above, fitted under stairs storage, engineered oak flooring and a door into:

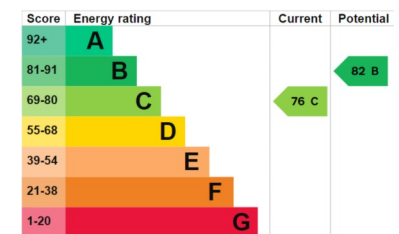
Open Plan Dining & Living Kitchen 7.95 x 4.3m (approx. 26'1 x 14'1)
 A stunning open plan space extending across the rear of the property, having bifold doors opening out to the rear and a hand painted shaker style kitchen. A range of full height and base units with marble finish Quartz worksurfaces over house a Rangemaster Belfast sink and space for an American fridge freezer, with integrated appliances including Neff double oven and Neff induction hob. There is a window to the rear and engineered oak flooring extends into the dining and living area. A door opens into:

Utility 2.4 x 1.73m (approx. 7'10 x 5'8)
 Also having been refitted, the utility has base and full height units housing spaces for a washing machine and tumble dryer, with quartz worksurfaces, a Rangemaster Belfast sink and an integrated dishwasher.

Sitting Room/Bedroom Five 3.56 x 3.13m (approx. 11'8 x 10'3)
 An ideal playroom, second lounge or fifth bedroom, having bespoke fitted storage, engineered oak flooring, a window to the side and impressive vaulted ceilings. Bifold doors open out to the terrace and gardens and a further door opens into:

Shower Room 2.0 x 1.32m (approx. 6'7 x 4'3)
 Comprising wash basin set to vanity unit, WC and double shower, with tiled flooring and splash backs, vaulted ceilings, a heated towel rail and traditional wall panelling

Cloakroom
 Comprising marble topped wash basin and WC, with traditional panelling and engineered oak flooring





Stairs rise to the **First Floor Landing** 6.48 x 2.42m (approx. 21'3 x 7'11) a stunning space having an Orangery ceiling lantern providing plenty of natural light to both the landing and hallway below. Original doors open into:

Master Bedroom 4.88 x 3.66m (approx. 16'0 x 12'0)
A spacious principal bedroom suite having two windows to the rear aspect, impressive tall ceilings with exposed beams and a period fireplace. Double doors open into:

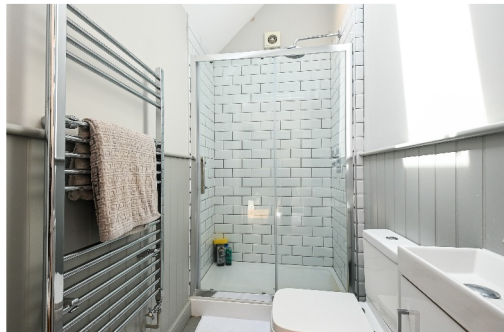
En Suite 3.54 x 0.75m (approx. 11'7 x 2'5)
Comprising wash basin set to vanity unit, WC and shower, with engineered oak flooring and tiled splash backs

Bedroom Two 4.77 x 3.4m (approx. 15'8 x 11'1)
Another spacious double bedroom having a window with shutters to the front and a fitted wardrobe

Bedroom Three 5.38 x 2.3m (approx. 17'7 x 7'6)
A third double room having dual aspect windows, with shutters fitted to the front

Bedroom Four 4.24 x 1.8m (approx. 13'10 x 5'11)
Having a window to the side, exposed floor boards and a range of fitted wardrobes

Family Bathroom 4.23 x 1.8m (approx. 13'10 x 5'10)
A luxurious suite comprises wash basin set to vanity unit, WC, oversized walk in shower and freestanding double ended bathtub, with limestone flooring, a chrome heated towel rail, a window with shutters and impressive vaulted ceilings









Outside

St Marys Cottage lies in the heart of Yoxall, being just a few steps from superb amenities, local pubs and the 'Outstanding' rated primary school. Accessed from Hadley Street there is parking for one vehicle to a private block paved driveway with gated access leading into the rear garden, and further informal on road parking is available to the front of the cottage

West Facing Gardens

The rear garden has been landscaped to a superb standard and is laid to a paved terrace and reclaimed brick walls rising to artificial lawns. The garden is securely enclosed to all sides and benefits from exterior lighting and water, with gated access opening out to the rear driveway. A garden shed is included in the sale



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