

# Mulberry House

Weaverlake Drive Yoxall





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Weaverlake Drive Yoxall DE13 8AD

Holding a prime position on the peaceful borders of Yoxall is Mulberry House, a traditionally styled architect designed detached village home offering three bedrooms plus loft studio and a superb self contained annexe/home office/guest suite, plus the benefit of no upward chain. Residing within a secluded and beautifully landscaped garden plot, Mulberry House has been finished to an exceptional standard throughout, with bespoke fittings, top-of-the-range appliances, under floor heating to the ground floor and quality bathroom suites, all complemented by a thoughtfully considered exterior featuring Portland stone sills, Crittall style double glazed windows and a regal elevated position on Weaverlake Drive.

Portland stone steps rise to a courtyard to the front aspect, leading in turn to the central reception hall, where stairs rise to the galleried landing above. To the left, the immaculate lounge features a wood burning stove and a dual aspect, with Crittall doors opening out to the rear gardens, and a magnificent living and dining kitchen extends to the opposite side, having both living and dining rooms. The kitchen is fitted to a superb standard with Gaggenau appliances and granite worksurfaces. to the first floor, there are three double bedrooms and a family bathroom, with the principal suite having private use of a luxurious walk in wardrobe and an en suite. From the landing, an electric loft ladder with staircase rises to a versatile studio/loft bedroom with a cloakroom, being an ideal work-from-home space or guest bedroom.

Outside, double electric gates open from Weaverlake Drive into a private driveway, with an electric Horman door opening into the garage. Within this detached coach house is a superb annexe/home office suite, having Crittall doors to the side and stairs rising to the first floor accommodation where there is a large double bedroom and a modern shower room. The manicured gardens offer a lawned area, a beautiful limestone paved courtyard and a kitchen garden with raised beds, all enjoying a sunny aspect and plenty of privacy.



what3words:

[///including.sparks.shrub](https://www.what3words.com/including.sparks.shrub)



**Mulberry House resides on the edge** of the popular village of Yoxall, enjoying an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs all within walking distance. Views towards surrounding countryside can be appreciated from the property, with many rural walks accessible from the doorstep.

**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. Barton Marina is also within a short drive, with its boutique cinema and luxurious range of eateries and shops, all bordering pretty lakeside walks.

**The property 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 also. 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: 0.1 miles
	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



The central **Reception Hall** has marble tiled flooring and stairs rising to the first floor accommodation, with solid oak doors opening into the living areas. Throughout the ground floor, the accommodation features impressive 2.3m tall ceilings and extended doorways, adding to the elegant and spacious impression Mulberry House gives on entrance into this stunning, individually designed home.

The immaculately presented and generous **Lounge** enjoys a light dual aspect, having a window to the front and double Crittall style doors opening out to the rear courtyard and gardens. A wood burning stove is set to limestone hearth with feature brickwork and a carved mantelpiece, and the lounge has oak herringbone flooring.

Also approached from the hall is a magnificent **Living & Dining Kitchen**, a fabulous open plan space having a high specification kitchen, formal dining area and a spacious family room, combining contemporary finishes with traditional exposed brickwork throughout. The bespoke **Kitchen** is fitted with a range of contrasting full height, wall, base and island units with granite worksurfaces over, with a double Belfast sink having an integrated Siemens dishwasher to one side and a refuse drawer to the other. There is space for an American fridge freezer, and Gaggenau integrated appliances include double ovens, a steam oven and microwave, as well as a recessed gas hob with ceiling mounted extractor above which is set to the island unit. A window faces the front, and oak herringbone flooring extends into the **Dining Area** and **Family Room**, where a door opens into the **Utility**. The living area has windows to the side and double Crittall style doors opening out to the rear garden.

The **Utility** is fitted with base units coordinating with those of the kitchen, having a Belfast sink and granite worksurfaces. a window faces the rear, and there are spaces for both a washing machine and tumbled dryer.

From the living area of the kitchen, a door opens into the **Rear Hall/Boot Room**, having solid marble tiled flooring and a door opening out to the rear garden. a range of bespoke handmade units provide cloakroom hanging space as well as further tall storage, and a door opens into the **Cloakroom** which is fitted with a quartz topped vanity unit with marble wash basin and a wall hung WC.











The **Galleried Landing** features dual aspect windows, having ample space for the installation of a fixed staircase to the second floor if desired. There is a recess providing a useful furniture space for a linen cupboard, and oak doors open into the bedrooms and bathroom.

The **Principal Suite** has been beautifully designed to incorporate a stunning En Suite and a **Walk in Wardrobe** alongside a spacious bedroom, having vaulted ceilings and twin windows. The **Walk in Wardrobe** has a range of fitted hanging space and shelving, with an oak door opening into the **En Suite Shower Room**, having marble finish tiling, a level access walk in shower with oversized rainfall showerhead and a handmade, quartz topped vanity unit with matching storage unit. A side facing window has fitted shutters and there is a heated towel rail.

**Two Further Double Bedrooms** are accessed from the landing, both enjoying windows overlooking views towards countryside to the front aspect. The **Family Bathroom** is fitted with a level access walk in shower with rainfall showerhead, a freestanding bathtub and a handmade vanity unit, also having chrome heated towel rail and complementary tiling.

A superb electric loft ladder with fitted staircase rises to the loft which is laid to a versatile **Studio/Occasional Bedroom**, where skylights enjoy a pleasant outlook to the side. There is a **Cloakroom** with fitted wash basin and WC, and a door opens into a walk in **Airing Cupboard**, housing the boiler and the pressurised water cylinder.











Mulberry House is set at an elevated position at the entrance to the private Weaverlake Drive, having Portland stone steps rising to a courtyard bordered with railings leading to the front door. Heading along Weaverlake Drive, pillared **Electric Gates** open into a **Private Driveway** where there is parking for a number of vehicles, as well as access into the **Coach House** and to the **Garage** via an electric Horman entrance door. The Ohme EV charging point is also included in the sale.

Double Crittall style doors open into the side of the **Coach House** which houses superb self contained accommodation ideal as an annexe, the base for a home-run business or as a guest house/Air BnB style rental. The **Office/Living Space** has oak flooring and a **Kitchenette** with base units, an inset sink and an integrated fridge, with stairs rising to the first floor **Bedroom**, having a skylight, useful fitted storage and a door opening into the **En Suite Shower Room**.





Beautifully **Landscaped Gardens** extend to the rear of Mulberry House, being laid various working and relaxation areas, all enjoying an excellent degree of privacy. A limestone paved courtyard is set adjacent to the house having a covered pergola above the dining area, with walls flanking a walkway up to the drive and **Coach House**. To one side are lawns bordered by neatly tended flower beds and a kitchen garden with raised beds is set to the other. The rear is exterior lighting to both the front and rear, as well as power and a water point within the rear garden.

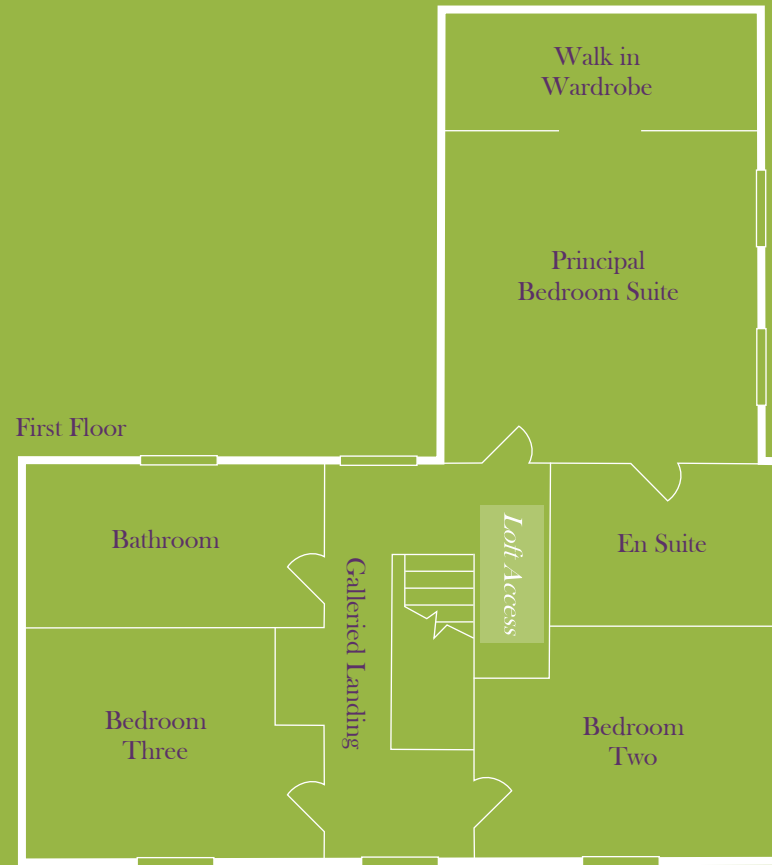
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



First Floor



Second Floor



**Floor Area:** 168m<sup>2</sup> / 1,808 ft<sup>2</sup>

### Ground Floor

#### Reception Hall

Lounge 5.05 x 4.04m (approx. 16'6 x 13'2)

**Open Plan Living & Dining Kitchen** 11.8 x 4.43m (approx. 38'8 x 14'6)

Utility 2.08 x 1.99m (approx. 6'10 x 6'6)

**Rear Hall** 2.17 x 1.77m (approx. 7'1 x 5'9) + fitted Cupboards

#### Cloakroom

### First Floor

Landing 5.22 x 3.12m (approx. 17'1 x 10'2)

**Master Suite** 4.51 x 4.15m (approx. 14'9 x 13'7)

**Walk in Wardrobe** 4.15 x 1.5m (approx.

**En Suite** 2.93 x 2.06m (approx. 9'7 x 6'8)

**Bedroom Two** 4.03 x 3.04m (approx. 13'2 x 9'11)

**Bedroom Three** 4.03 x 4.02m (approx. 12'3 x 9'11)

**Family Bathroom** 4.03 x 2.05m (approx. 13'2 x 6'8)

### Second Floor

**Loft Bedroom Four/Studio** 5.22 x 3.12m (approx. 17'1 x 10'2) – max, restricted headheight

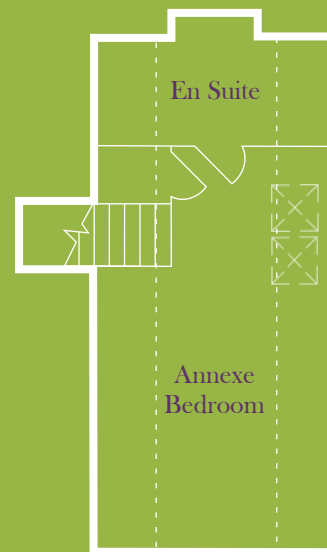
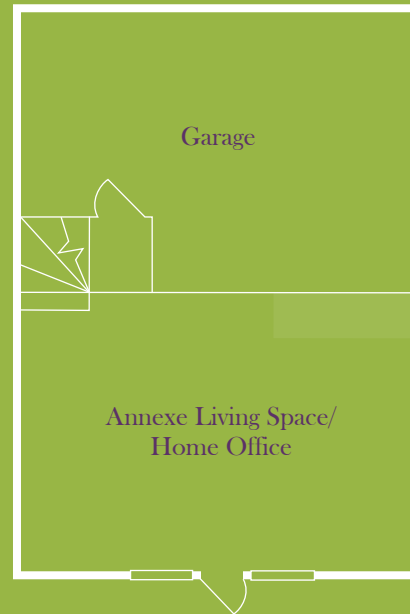
### Coach House

**Office/Annexe Living Area** 5.75 x 4.0m (approx. 18'10 x 13'1)

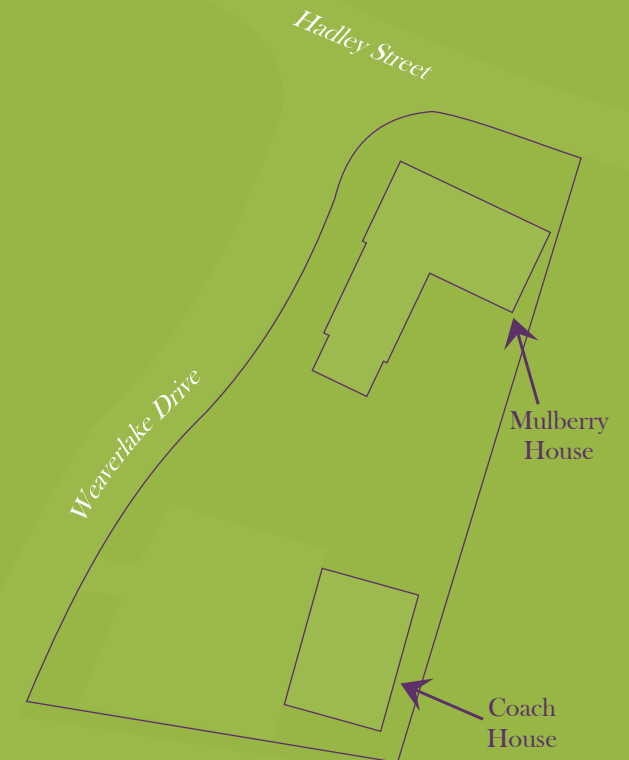
**Bedroom** 6.06 x 3.57m (approx. 19'10 x 11'8) – max restricted headheight

**En Suite** 2.37 x 1.88m (approx. 7'9 x 6'2)

Coach House Ground Floor



Coach House First Floor





**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.



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