



Threifold Cottage, Abbots Bromley Road, Hoar Cross, DE13 8RB

Offered with the benefit of no upward chain is this charming detached character cottage, set within a mature 0.25 acre garden plot and presenting extensive opportunity to renovate as desired. Formerly three cottages, Threefold Cottage now forms one characterful home, being a rare development opportunity in this highly desirable location. Benefitting from an attractive double fronted exterior and an established south facing plot, the generously proportioned interiors present plenty of opportunity to remodel, refurbish and extend (subject to relevant permissions), with three reception rooms, a kitchen with pantry and five good sized bedrooms offering well balanced living accommodation ripe for refurbishment. The quarter of an acre garden plot is bordered by open countryside, having

gated access to one side leading to off road parking. The mature plot is a blank canvas to landscape as desired as well as space to build a detached garage. This delightful cottage is serviced by oil central heating, part single and part double glazed wooden windows, and a private drainage system.

Hoar Cross is a premier and highly desirable hamlet nestled within stunning Staffordshire countryside, renowned for its upmarket amenities and idyllic surroundings. Just steps from the property is the renowned Meynall Ingram pub, and the Hoar Cross Hall is also just a few minutes away where a luxurious spa and members only gym. Hoar Cross is also home to a historic church and the Deer Park Farm Shop, and the location is ideal for

exploring the local area along public footpaths bridleways and cycling routes. Additional amenities are just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found. The hamlet is served by Ofsted 'Outstanding' rated schools including the Newborough Church of England Primary School which feeds into John Taylor High in Barton under Needwood, and there are also an array of excellent private schools in the area including Repton, Lichfield Cathedral and Denstone College. Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London and the international airports of Birmingham and Manchester are both within an easy drive.

- Delightful Detached Cottage
- Offered with No Upward Chain
- Peaceful Setting in Desirable Hamlet
- 0.25 Acre Garden Plot bordered by Open Countryside
- Three Reception Rooms
- Kitchen with Pantry
- Reception Hall Rear Hall & Utility
- Five Good Sized Bedrooms
- Bathroom & Separate WC
- Generous South Facing Gardens
- Gated Parking & Garage Potential
- Excellent Extension & Refurb Potential
- Oil Central heating, Private Drainage & Wooden Single & Double Windows

The front door opens from the lane into a **Porch**, having windows to the side, quarry tiled flooring and windows to two sides. An entrance door opens in turn into:

Reception Hall 4.28 x 4.25m (approx. 14'0 x 13'11)

A spacious welcome to this characterful home, having parquet flooring, windows to the front aspect and a wood burning stove. Stairs rise to the first floor accommodation and doors open into:

Sitting Room 4.15 x 3.6m (approx. 14'0 x 11'10)

With windows to the front and rear and an open fireplace. Leading through to:

Snug/Study 4.25 x 2.45m (approx. 13'11 x 8'0)

With a window to the front, a door opening out to the rear and a range of fitted shelving

Kitchen 4.25 x 3.8m (approx. 13'10 x 12'6)

Wall and base units house tiled worksurfaces and an inset double sink, as well as an integral oven and an electric hob. windows face three sides, a door opens out to the side and the oil boiler is housed in here. A door opens to a traditional pantry, having fitted shelving and a window to the side

Dining Room 4.27 x 3.61m (approx. 14'0 x 11'10)

Another good sized reception room having windows to the front and rear. A door opens into:



Rear Hall

with tiled flooring, a door opening to a useful cupboard (ideal for conversion into a WC) and a part glazed door opening out to the rear. A door leads into:

Utility 2.42 x 2.12m (approx. 7'11 x 6'11)

With a window to the front, tiled flooring and a fitted stone sink with tiled thrall

Stairs rise to the first floor **Landing** 4.3 x 2.4m (approx. 14'0 x 7'10) where there are windows overlooking the gardens and a period fireplace. Original character doors open into:

Master Bedroom 3.9 x 3.25m (approx. 12'10 x 10'7)

With a window to the front

Bedroom Two 3.6 x 3.1m (approx. 11'9 x 10'2)

Having a window to the front and a wash basin set to vanity unit

Bedroom Three 4.25 x 2.46m (approx. 13'11 x 8'0)

With a window to the side enjoying rural views and a wash basin set to vanity unit

Bedroom Four 4.28 x 2.44m (approx. 14'0 x 8'0)

Having a window to the side and a wash basin set to vanity unit

Bedroom Five 2.65 x 2.47m (approx. 8'8 x 8'1)

Currently used as a dressing room, having a window to the front, a period fireplace and a range of fitted wardrobes

Bathroom 2.1 x 1.8m (approx. 6'10 x 5'10)

With pedestal wash basin, corner bathtub, tiled walls and a window to the front. A **Separate WC** is accessed from the landing, as well as a large **Airing Cupboard** which offers potential to remodel to create a larger or second bathroom





Outside

This delightful character cottage lies close to the heart of Hoar Cross, being just steps away from the nearby Meynall Ingram Arms. A gate to one side leads to a gravel driveway providing parking to the side and rear, and a pedestrian gate to the opposite side also open out onto Abbots Bromley Road

South Facing Gardens

Extending to **0.25 Acre**, the rear garden is bordered by open countryside presenting plenty of scope to landscape as desired



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