

Woodhouses

Yoxall, Staffordshire, DE13 8NR

John 
German





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Guide Price £895,000

Behind the country cottage exterior lies a stunning, extended, modern family home featuring 2680sqft of character accommodation flowing through 4 reception rooms, superb breakfast kitchen/pantry/utility, impressive master bed with ensuite and balcony framing views across wonderful gardens and woodland totalling 0.65 acres.



Hollyhurst Cottage features a wonderful blend of character accommodation fused with extended, modernised living. Situated in the delightful, rural hamlet of Woodhouses, just a short distance away from Barton-Under-Needwood, popular for its John Taylor catchment together with a superb range of pubs, eateries, shops, doctors, and many more amenities and facilities. Excellent access is also available for the A38, A50 and A515.

Set behind a gated driveway being beautifully presented throughout with front entrance door opening into the entrance hall having a useful understairs storage, staircase ascending to the first floor incorporating an urban feel with balustrade and panelling, as well as a contemporary log burner.

Door leads off to a beamed lounge having a cosy feel with recessed log burner and timber mantle over, plus window framing views to the front and across the rear gardens.

Also, off the central reception hallway are wide, open arches inviting you into the impressive living/dining room having high vaulted ceilings, a feature skylight, wood flooring, window to the side and wide bi-fold opening doors providing excellent views across the rear gardens.

A further archway and doorway lead off to a further inner hall giving access to an impressive, modern breakfast kitchen equipped with a range of base and eye level units with granite work surfaces over, a range of appliances including Fisher & Paykel tower oven, gas hob with Miele extractor over, NEFF microwave, Miele coffee machine, and space for a fridge freezer and dishwasher.

There is also a central matching island with granite work surfaces and further timber breakfast table, complemented by Karndean flooring and windows to the side and rear.

Off this space is a pantry offering additional appliance and storage space, plus window views to the side and a fitted guest WC.

Additionally, is a generously sized utility room with additional space, together with base and eye level units and Viessmann combi boiler. A stable door to the side gives access out.

Completing the ground floor accommodation is a large family/garden room having bi-fold doors opening out onto the rear gardens – this could also be utilised as an ideal gym or home office.

To the first floor is a substantial landing with framing views across the rear gardens and beyond, together with doors leading off to the well-proportioned bedrooms and family bathroom.

The master suite is particularly impressive, complete with dressing area having plenty of space for wardrobes, together with bi-folding doors opening out on to a balcony affording fantastic views. There is also an ensuite shower room, fitted with a superb contemporary suite comprising twin wash hand basins, anti-mist mirror, good sized shower cubicle, WC, heated towel rail/radiator, tiled flooring and walls.

Bedroom two is superbly appointed with window framing views to the front, the luxury of a walk-in wardrobe and its own ensuite shower room also comprising shower cubicle, contemporary wash basin set in a vanity unit with drawer storage, anti-mist mirror, close coupled WC, heated towel rail/radiator and tiling.

Bedrooms three and four are both generous doubles with bedroom three featuring a range of fitted wardrobes providing plenty of storage.

Completing the accommodation is the impressive, refitted family bathroom having a modern, white suite tiled in grey stone tones, bath with shower and screen over, WC and wash basin.

Outside, the property is set behind a gated, gravelled driveway giving access to a superb, detached double garage having electric up and over front entrance door, plus rear door which is perfect for car enthusiasts!

This home features plenty of outdoor space, perfect for children to enjoy with a paved terrace ideal for outside dining, extensive lawns with well stocked and established borders, plus an allotment area and private woodland which is a primary feature of this home; hosting mature tree specimens, children's playground area and summerhouse.

-We understand there are restrictive covenants on the parcel of woodland.

-There is no mains drainage to the property, this is via a septic tank.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30092022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G









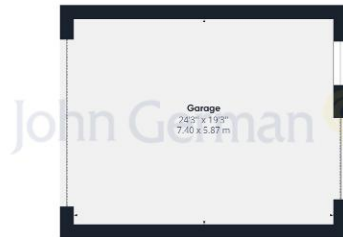




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 3150.37 ft²
 292.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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