

# Old Manor House

Town Hill, Yoxall, Burton-on-Trent, DE13 8NN

John   
German







## Old Manor House

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£680,000

A wonderful half timbered manor house of great character set on a lovely garden plot together with driveway and useful range of brick outbuildings, all located within this highly sought after village.

The property was generally refurbished in the late 1980's, retaining original timbers and features including the interesting timber mullion windows, but is now available with ample scope for further modernisation to include the possible development of the outbuildings subject to appropriate planning permission and listing building consents.

There is an enclosed porchway with double doors leading into the reception hall having steps leading down to cellarage together with a raised utility area having plumbing for automatic washing machine. Adjacent to this is a bathroom equipped with bath in tiled surround, WC and pedestal wash hand basin. Beyond this, down the hallway, there is a very spacious extension providing a breakfast kitchen which has a range of base and wall units surmounted by roll edge worksurfaces with inset stainless steel sink, mixer tap and tiled splashbacks, there is an appliance space together with exposed ceiling beams, side windows overlooking the garden and uPVC double glazed French doors opening to the patio area. From the reception hallway, double doors open into the magnificent dining room which displays superb character including wall timbers and exposed beams, together with the aforementioned timber mullioned windows and has a large inglenook recessed fireplace with big heavy beam over. There are stairs leading off from the corner. Through a doorway, from the dining room, you enter into the similarly splendid sitting room which displays the same wonderful wall timbers and exposed beams, a chimney breast housing a fireplace and fitted furniture to the recess. Again, there are very attractive timber mullioned windows overlooking the gardens.

To the first floor, there is a landing with timber balustrade and a wonderful exposed crook beam and timbers. The master bedroom again features wall timbers and this is equipped with a modern en suite shower room having tiled shower with glazed screen, integrated WC, wash hand basin and storage. Off the landing there is a further double bedroom two, again with fantastic corner and wall timbers, built in wardrobe and an en suite cloakroom equipped with WC and wash hand basin.

The property is set on a good sized garden plot and has a driveway off Brown Lane turning into ample parking space in front of an excellent range of brick outbuildings comprising two stables, an open carport, storage room and open double garage. These offer enormous potential to renovate further, subject to obtaining appropriate planning permissions. Note, there is also a further gated vehicular access out onto Town Hill which may be used in preference. The gardens comprise raised lawn areas with well-tended borders, lovely mature hedges, flower borders and some interesting specimen trees. The garden backs onto an open field at the rear. There is a very useful greenhouse and timber garden shed in addition.

**Note:** The property is Grade II listed.

THE PROPERTY IS NOT REGISTERED WITH THE LAND REGISTRY AND WILL REQUIRE A FIRST REGISTRATION ON SALE, FOR WHICH MOST SOLICITORS WILL MAKE AN ADDITIONAL CHARGE.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** TBC. **Parking:** Drive, carport & double garage

**Electricity supply:** TBC. **Water supply:** TBC. **Sewerage:** TBC. **Heating:** TBC  
(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

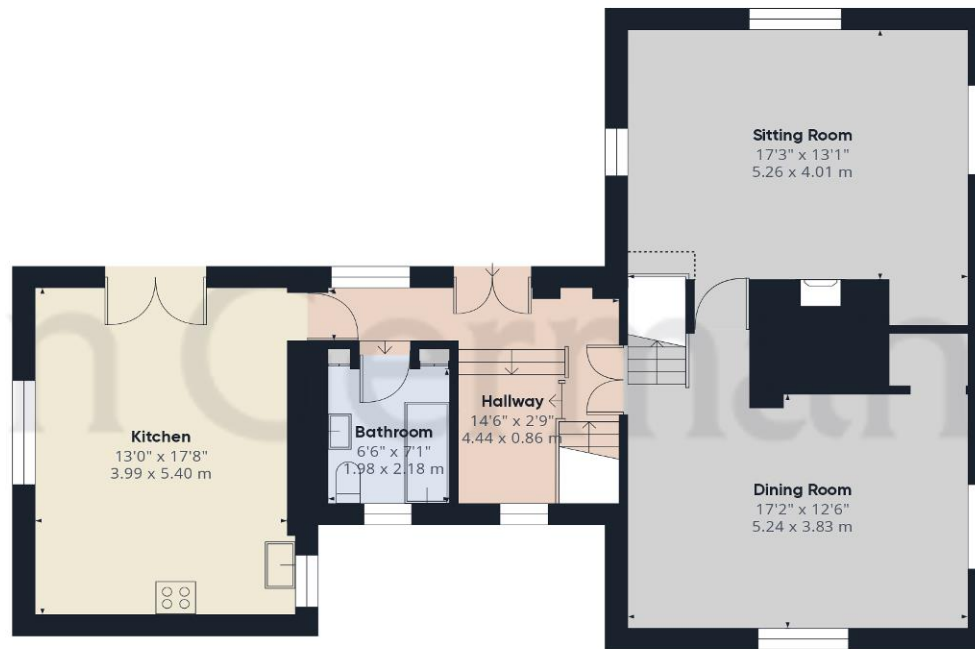
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

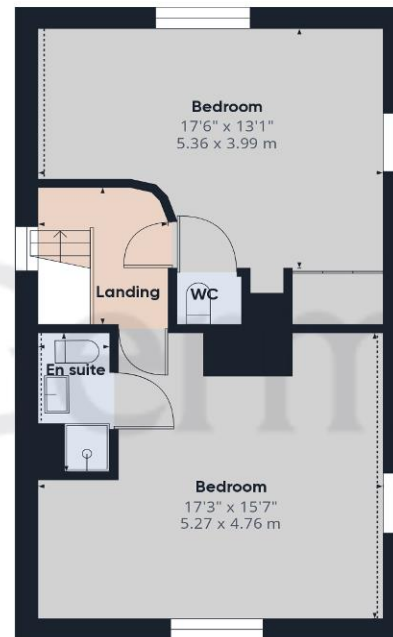
**Our Ref:** JGA/14112024







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1388.03 ft<sup>2</sup>

128.95 m<sup>2</sup>

**Reduced headroom**

17.07 ft<sup>2</sup>

1.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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**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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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