



Weaverlake, Hadley Street, Yoxall DE13 8NB



Residing on the tranquil borders of Yoxall is Weaverlake, a charming detached period cottage showcasing a wealth of Grade II Listed features, four bedrooms and delightful south-west facing gardens. Presenting superb potential to refurbish as desired, Weaverlake is offered with no upward chain and retains a wealth of original features including exposed beams, inglenook fireplaces and thumb latch doors, with versatile and well proportioned living accommodation offering space for a growing family. The interiors comprise briefly sitting room, conservatory, dining kitchen, utility with cloakroom and boot room, with

three bedrooms and a modern shower room to the first floor. Also to the ground floor is a fourth bedroom with wet room en suite, offering a flexible work-from-home space, ground floor bedroom or additional living space. Outside, the cottage is set at a secluded elevation position overlooking open fields to the front. There is parking for around four vehicles, and the rear garden extends to a generous size offering plenty of scope to landscape as desired. The cottage is serviced by mains gas central heating and a 2024 boiler.

The charming and popular village of Yoxall lies

around a mile away and offers an excellent range of amenities including a health centre, shops, Post Office/general store, St Peter's church and two pubs. St Peter's 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 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 are both within an easy drive. With rolling Staffordshire countryside on the property's doorstep, there are many rural walks accessible from the property, with leisure facilities including Hoar Cross Hall, The Deer Park Farm Shop and the FA's St George's Park all being within a few minutes drive.



- Detached Grade II Listed Cottage
- Offered with No Upward Chain
- Delightful Village Setting
- Rural Views to Front Aspect
- Wealth of Character & Potential
- Two Spacious Reception Rooms
- Farmhouse Dining Kitchen
- Utility, Cloakroom & Boot Room
- Ground Floor Bedroom & Wet Room
- Three Bedrooms
- Modern Shower Room
- Established Cottage Gardens
- Ample Parking & Outbuilding
- 'Outstanding' School Catchment
- Mains Gas Central Heating & 2024 Boiler

An oak framed gable porch opens to the front aspect, where an oak door leads into the entryway which in turn opens into:

Sitting Room 4.76 x 4.07m (approx. 15'7 x 13'4)
A well presented reception room, having a wealth of exposed beams, an inglenook with character brickwork fireplace and a door into the **Family Room/Ground Floor Bedroom**

Conservatory 3.4 x 2.78m (approx. 11'1 x 9'1)
Having a door to the side and windows to the rear overlooking pleasant garden views



Family Room/Bedroom Four 3.33 x 3.2m
(approx. 10'11 x 1'05)

An ideal ground floor bedroom or versatile reception room, having a window to the side, a range of fitted wardrobes and storage and French doors opening out to the rear gardens, offering potential for independent access. A door opens into:

Wet Room 2.4 x 1.55m (approx. 7'10 x 5'1)

Having pedestal wash basin, WC and level access shower, with wall boarding, a heated towel rail and an obscured window to the side

Dining Kitchen 5.35 x 4.9m (approx. 17'6 x 16'1)

A spacious country kitchen having base units housing an inset sink with side drainer and spaces for a fridge freezer and oven. There are timber framed windows facing the front aspect and an inglenook houses a wood burning stove, and the kitchen features exposed beams and originally quarry tiles. A character door opens to stairs rising to the first floor, and a further door opens into:

Utility 3.35 x 1.66m (approx. 11'0 x 5'5)

Fitted with units housing spaces for a washing machine and fridge, with a window to the side and an opening into the **Cloakroom**, where there is a window to the front, WC and wash basin

A stable door opens from the kitchen into the **Boot Room** 2.87 x 1.55m (approx. 9'5 x 5'0), a useful second entrance to the property having a door to the rear aspect





Stairs rise to the first floor **Landing**, having exposed beams, fitted laundry storage and original doors opening into:

Master Bedroom 4.95 x 3.11m (approx. 16'2 x 10'2)
A spacious double room having windows to three sides enjoying pleasant rural and village views. There is a wash basin set to antique pine vanity and a range of fitted wardrobes provide ample storage space

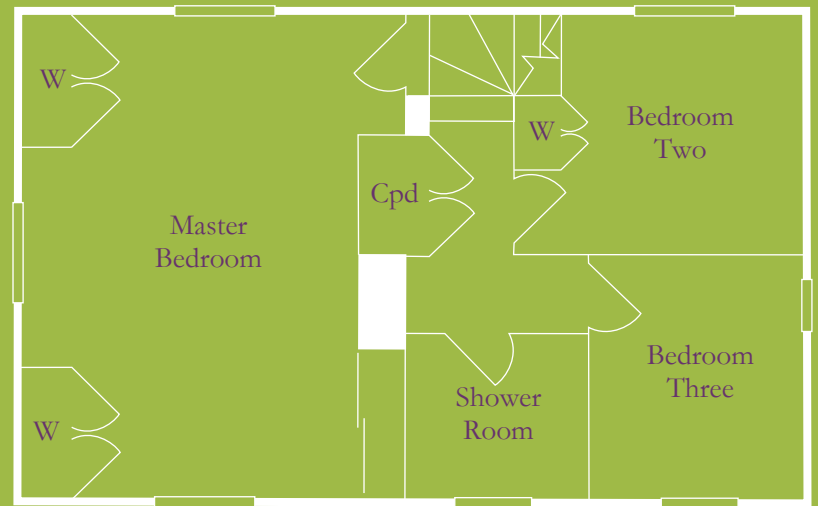
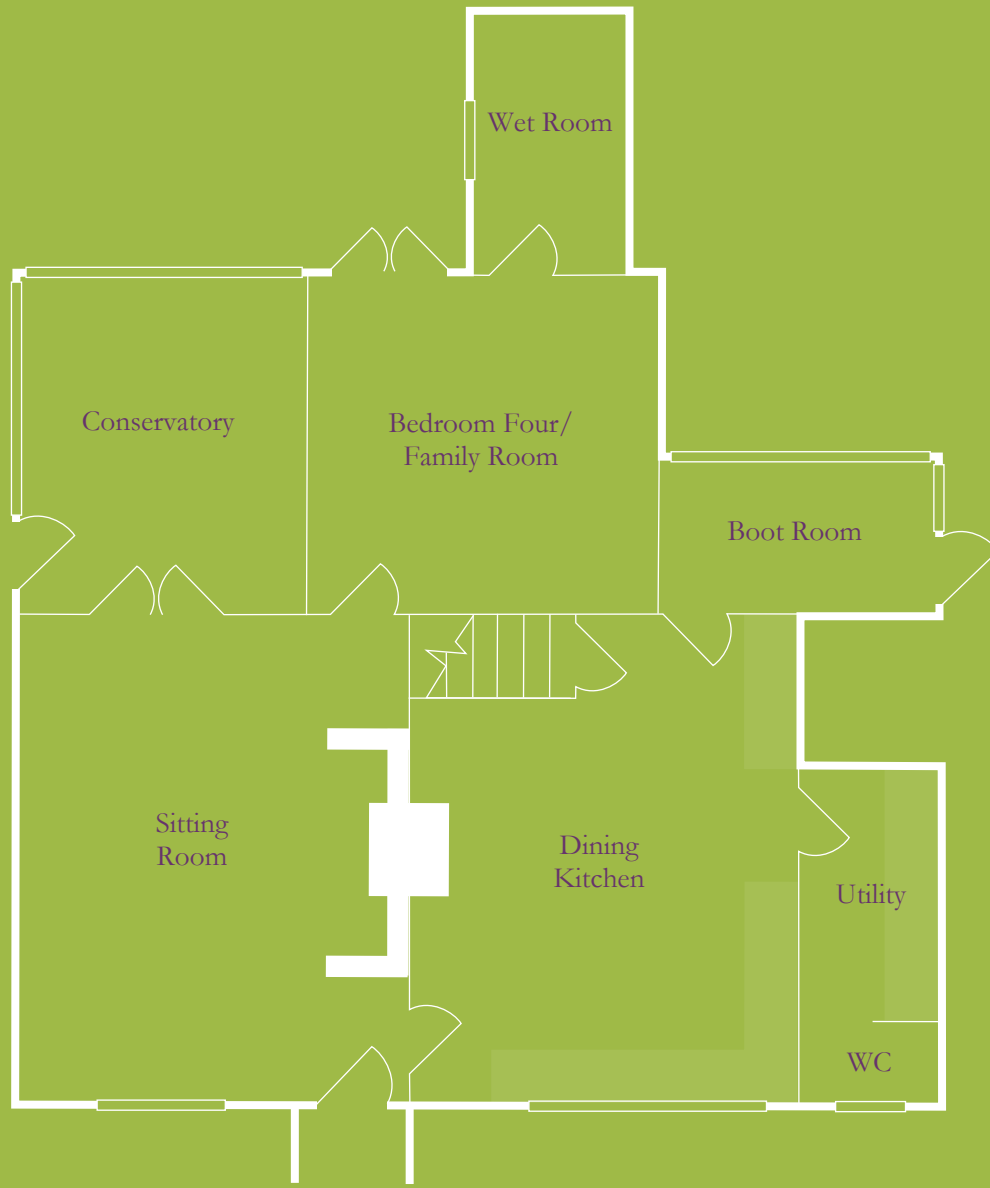
Bedroom Two 3.46 x 2.46m (approx. 11'4 x 8'1)
Another double room having a window to the rear

Bedroom Three 2.92 x 2.6m (approx. 9'7 x 8'5)
With windows to two sides

Shower Room 1.92 x 1.61m (approx. 6'3 x 5'3)
A modern suite comprising wash basin and WC set to vanity unit and a walk in shower, with tiled splash backs and a window to the front









Outside

Weaverlake lies on the borders of Yoxall at an elevated position, enjoying a tranquil setting and pleasant open views to the front. There is parking for around four vehicles to the front aspect as well as well tended gardens, with gated access to either side leading into the rear garden

South West Facing Gardens

Enjoying plenty of privacy and a sunny aspect, the rear garden is laid to paved terraces and lawns bordered by well stocked borders. A shed and greenhouse are included in the sale, and there is an area with raised beds providing an ideal space for a kitchen garden. To the side of the cottage there is a brick former pigsty offering excellent potential for conversion



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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.