



2 Shade Elm, Goose Lane, Abbots Bromley, WS15 3DE



Residing on the peaceful rural borders of Abbots Bromley is Shade Elm, a characterful Victorian cottage showcasing a wealth of character, three double bedrooms and delightful south facing gardens. Having been beautifully maintained and upgraded by the current vendors, this charming 1880s cottage has received a ground floor extension to add a utility/boot room, a refitted en suite to the master bedroom and a new 2021 boiler, alongside immaculate landscaping to the south facing garden. A gable porch to the side gives access into the breakfast kitchen, or alternatively the utility/boot room offers a second entrance in the property. Two well proportioned reception rooms feature a wealth of exposed beams as well as a dual sided fireplace, and three double bedrooms to the first floor are serviced by a family bathroom and refitted en suite. Accessed from Goose Lane, there is parking for two vehicles and the gardens extend to the side and rear of the property offering plenty of secluded entertaining space to appreciate the tranquil village setting.

The cottage is ideally positioned in the heart of Abbots Bromley, enjoying a prime setting with convenient access to both village amenities, commuter routes and picturesque surrounding countryside. Famed for its annual Horn Dance, Abbots Bromley is set within a Conservation area and is home to an array of shops, a primary school, doctors, traditional pubs, a village hall and a historic church, the tower of which can be seen from the gardens. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times.

The property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Semi Detached Victorian Cottage
- Wealth of Character & Charm
- Desirable Village Setting
- Delightful South Facing Garden Plot
- Two Spacious Reception Rooms
- Breakfast Kitchen
- Utility Room & Cloakroom
- Three Double Bedrooms
- Refitted En Suite & Family Bathroom
- Landscaped Gardens to Side and Rear
- Private Parking for Two
- Mains Gas Central Heating & Double Glazed Windows
- Walking Distance to Village Centre

A gate opens from Goose Lane to the side of the cottage, where a brick paved pathway leads to a porch, where a stables door opens in turn into:

Breakfast Kitchen 7.15 x 2.43m (approx. 23'5 x 8'0)

The kitchen comprises a range of solid oak wall

and base units with complementary worksurfaces over, housing a Belfast sink, integrated dishwasher and fridge, and a recess housing a Rangemaster cooker. There is a window to the rear and tiled flooring extends throughout. Stairs rise to the first floor accommodation having recessed storage below, and double doors open into:

Dining Room 3.55 x 3.25m (approx. 11'7 x 10'8)

A spacious reception room having dual aspect windows, oak flooring and a dual sided feature fireplace with quarry tiled hearth

Sitting Room 3.7 x 3.55m (approx. 12'1 x 11'7)

A double width opening leads into this beautifully presented lounge, having oak flooring, a window to the front, the original entrance door to the front and a wood burning stove set to quarry tiled hearth

From the kitchen, tiled flooring extends into the **Rear Hallway**, which gives access into:







Utility/Boot Room 4.3 x 3.4m (approx. 14'0 x 7'10)

A superb utility and boot room, having tiled flooring, fitted wall and base units housing an inset sink and spaces for a washing machine and tumble dryer. There is a stable door opening out to the rear aspect and ample wall space offers storage for coats and shoes. Vaulted ceilings feature two skylights, there is a window to the side and a door opens into the **Cloakroom**, having tiled flooring and a WC

Stairs rise to the **First Floor Landing**, where there is a window to the rear and access to the insulated lofts. Thumb latch doors open into:

Master Bedroom 4.63 x 3.25m (approx. 15'2 x 10'7)

A spacious principal bedroom having windows to two sides, loft access via a drop down ladder and a superb **Dressing Room** 1.47 x 1.47m (approx. 4'10 x 4'10) with window to the side and fitted hanging space. This room currently houses a super king size

bed, and has private use of:

En Suite 1.63 x 1.44m (approx. 5'3 x 4'8)

Comprising a refitted suite having wash basin set to vanity unit, WC and shower, with Kardean flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

Bedroom Two 3.6 x 2.65 (approx. 11'9 x 8'8)

Another good sized bedroom (housing a king size bed) having a window to the front aspect

Bedroom Three 3.02 x 2.42m (approx. 9'11 x 7'11)

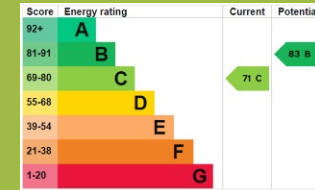
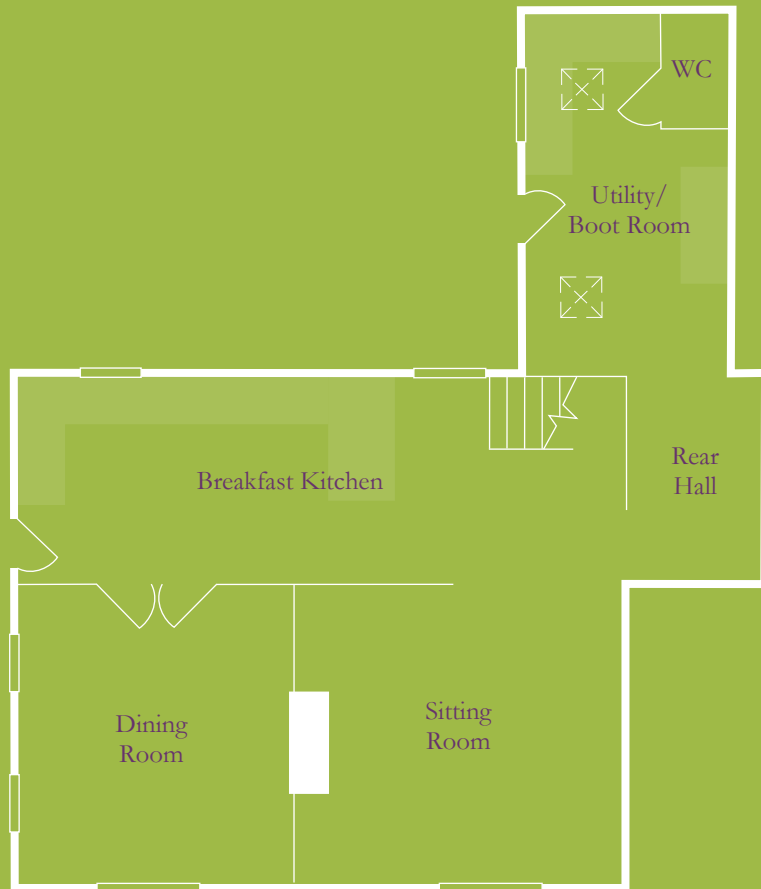
A third double bedroom having a window to the rear. Please note, this part of the cottage has flying freehold over no. 3

Family Bathroom 2.5 x 2.38m (approx. 7'10 x 8'2)

Comprising a traditional site having pedestal washbasin, WC and roll top bathtub, with tiled flooring, half tiled walls, an obscured window and a fitted **Laundry Cupboard**







Outside

The cottage lies on the peaceful Goose Lane, being just steps away from both village amenities and surrounding public footpath and walking routes. A private drive provides parking for two vehicles and well tended borders extend along the boundary and to the fore of the cottage. A gate

leads to a pathway giving access to the side of the cottage

South Facing Gardens

Set at an elevated position from the lane, the beautifully tended garden is laid to lawns, neatly tended borders and gravelled seating areas. To the

rear of the cottage is an area of elevated decking providing a secluded west-facing entertaining space, with steps leading down to a brick paved terrace where a stable door opening into the Utility. The cottage benefits a from exterior lighting and a water point, and the shed and outdoor storage units are included in the sale

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.