



Offers In Excess Of £200,000

2 Bedroom Cottage for sale

Forge Cottage Main Street, Yoxall, Burton-on-Trent



EweMove
SALES AND LETTINGS



Overview

FOR SALE BY MODERN METHOD OF AUCTION - Brimming with charm and character, this enchanting Grade II listed cottage is perfectly situated just off the High Street in the heart of Yoxall village. With its quaint pedestrian access to the side, this home is a hidden gem offering a peaceful retreat yet still in the centre of village life.



Key Features

- For Sale by Modern Auction – T & C's apply
- CHAIN FREE
- Buyers fees apply
- Subject to Reserve Price
- Grade II Listed - Architectural & Historic Importance
- Three Reception Rooms
- Downstairs WC
- Walled Courtyard Garden - Suntrap!
- Excellent Schools - John Taylor Catchment
- The Modern Method of Auction





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Entering through the side hall, you're greeted by a spacious dining room featuring stunning exposed beams, adding a rustic touch to this cozy space. A half-glazed door leads out to a sun-drenched, enclosed courtyard garden, perfect for enjoying your morning coffee or hosting intimate gatherings.

The dining room also offers access to a charming cottage-style kitchen, complete with a range of base and wall units, wood-effect countertops, and a Rangemaster cooker with an extractor hood. The space is designed with convenience in mind, offering room for all your essential appliances, including plumbing for a washing machine.



A beautiful period door from the dining room opens into a bright and airy living room, where dual-aspect windows flood the space with natural light. The room's focal point is a brick-recessed fireplace with a cosy log burner, ideal for relaxing evenings.

Off the living room, you'll find a stunning room with a vaulted ceiling and exposed beams. This impressive space can serve as a study, snug, or additional dining room, and conveniently includes a downstairs WC.

Upstairs, the charm continues with exposed beams throughout. The master bedroom enjoys dual-aspect windows with views to both the front and rear, plus built-in wardrobes for ample storage. A second generously sized bedroom also benefits from dual-aspect windows, ensuring plenty of light and space. Both bedrooms are served by a stylish, well-appointed bathroom, featuring a bath with a mixer shower and glass screen, a

pedestal wash basin, low-level WC, and chrome heated towel rail.

The real jewel of this property is the private walled courtyard garden, a tranquil suntrap offering the perfect escape to enjoy the outdoors. Complete with a handy storage shed, this delightful outdoor space enhances the home's appeal.

Set on the edge of the National Forest in rural Staffordshire, Yoxall is framed by natural beauty, including the gently flowing River Swarbourne and stunning countryside views.

Yoxall, has a vibrant community with three well-loved pubs: The Golden Cup, The Crown, and The Forresters Arms, along with the renowned Meynell Ingram Arms and The Deer Park nearby at Hoar Cross. Everyday amenities are catered for with a medical centre, local convenience store and Post Office, as well as excellent transport links to Lichfield, Burton, and surrounding villages.

Families are well-served by St Peter's C of E Primary School in the village as well as being in the catchment for the sought after John Taylor High School located in Barton-under-Needwood.

For leisure and relaxation, Hoar Cross Hall Hotel & Spa is just a short drive away, while fresh local produce can be found at Paul Shum Butchers at Woodmill Farm

This is truly a unique opportunity to own a beautiful character cottage in a sought-after village location.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

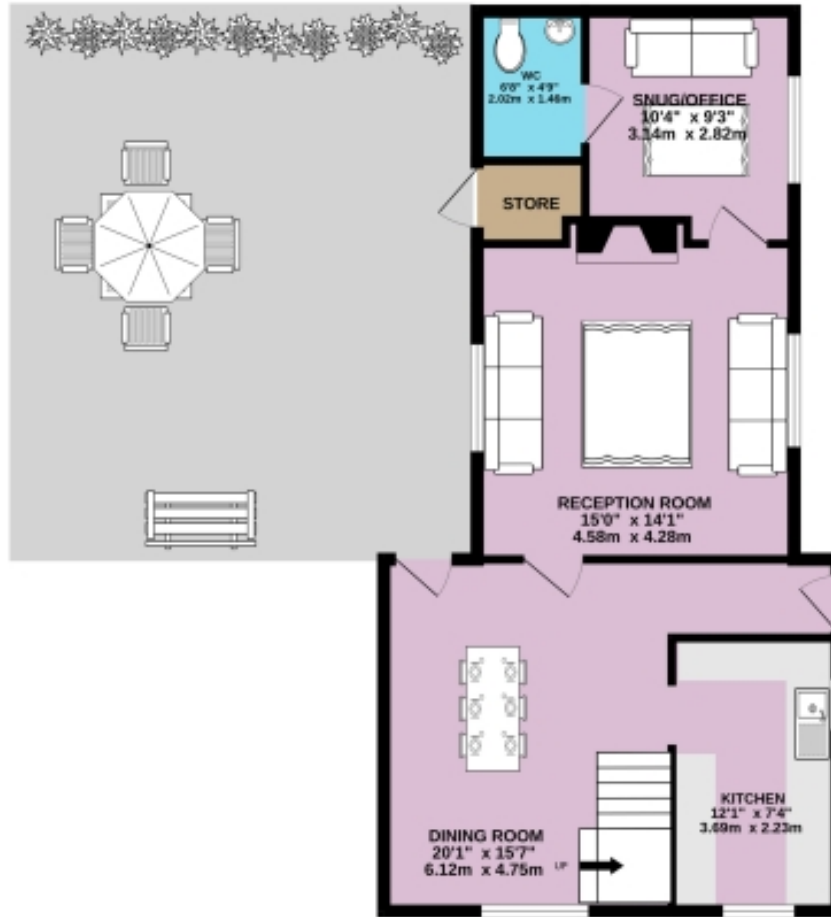
A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Floorplans

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



FORGE COTTAGE

TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

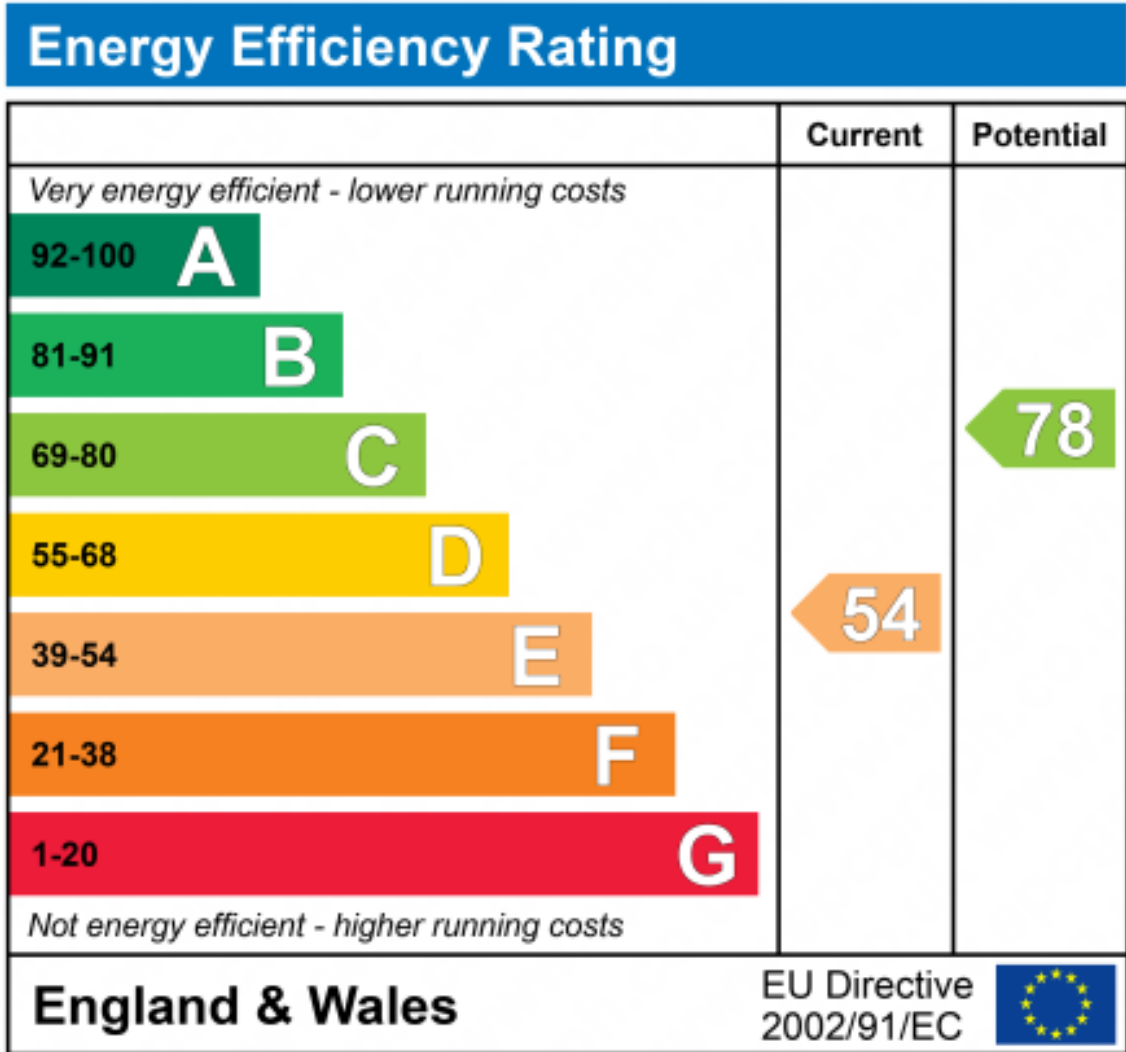
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Floorplans



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Marketed by EweMove Barton-under-Needwood

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