



Offers In Excess Of £700,000

4 Bedroom Detached House for sale

YORVIK VICTORIA STREET, YOXALL, BURTON-ON-TRENT



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SALES AND LETTINGS



Overview

Nestled in the picturesque conservation area of Yoxall, this exclusive detached home sits on approximately two-thirds of an acre of mature, well-established gardens, offering scenic views of Town Hill.



Key Features

- Detached Property Set In An Extensive Garden
- Original Stable Block Currently Used As A Carport & Workshops
- Mature Gardens And Orchard Leading To The River Swarbourn
- Three First Floor Bedrooms And A Fourth Ground Floor Bedroom With Ensuite
- Three Reception Rooms
- Rural Views Yet Close To Village Amenities
- Ohme EV Charger Installed (qualifies for low-cost tariffs)
- Potential To Convert Stables Into Large Annex
- John Taylor Catchment







Situated in the picturesque conservation area of Victoria Street in Yoxall, this exclusive detached home sits on approximately two-thirds of an acre of mature, well-established gardens, offering scenic views of Town Hill.

Originally built in 1963, the property has been thoughtfully enhanced by the current owners, who have seamlessly connected the main house to a charming period stable block, creating versatile ground floor accommodation.

Stepping through the front entrance, you are greeted by a stunning lofted sitting/garden room with bi-fold doors leading out to a large patio overlooking the established gardens. The ground floor bedroom with en-suite sits to the left of the property, perfect for guests or for multigenerational living. There is potential to expand this ground floor into the attached stable block to provide a completely separate annex or space for a business unit to run from home with the appropriate permissions.

The main house flows through an inner hallway, revealing a dining room and an expansive, dual-aspect living room-ideal for hosting gatherings while enjoying tranquil views of the landscaped gardens. A breakfast kitchen, utility/laundry room, and guest cloakroom complete the ground floor.

Upstairs, a spacious landing leads to three additional double bedrooms and a large family bathroom. Each room offers serene views of the beautiful grounds, where manicured lawns, vibrant flowerbeds and mature trees stretch towards the riverbanks, creating a peaceful retreat. The backdrop of unspoiled farmland and Town Hill adds to the property's enchanting appeal.

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



Yoxall village offers a vibrant local scene with three well-loved pubs: The Golden Cup, The Crown and The Foresters Arms, along with the renowned Meynell Ingram Arms at nearby Hoar Cross. Everyday amenities are catered for with a local convenience store and Post Office, Health centre, Primary school and Church as well as excellent transport links to Lichfield, Burton and the surrounding villages.

For leisure and relaxation, Hoar Cross Hall Hotel & Spa is just a short drive away, while fresh local produce can be found at Woodmill Farm (including the award-winning Paul Shum Butchers). Families are well-served by St Peter's C of E Primary School in the village, with secondary education options including John Taylor High School and Denstone College, both accessible via school buses.

Ideal for country living enthusiasts, the property is surrounded by opportunities for outdoor pursuits, with nearby livery stables and future plans for an indoor equestrian facility on Longcroft Lane. There are numerous footpaths in the area and the quiet lanes are perfect for cycling. This home truly offers the potential for a serene and fulfilling lifestyle in a picturesque, rural setting.

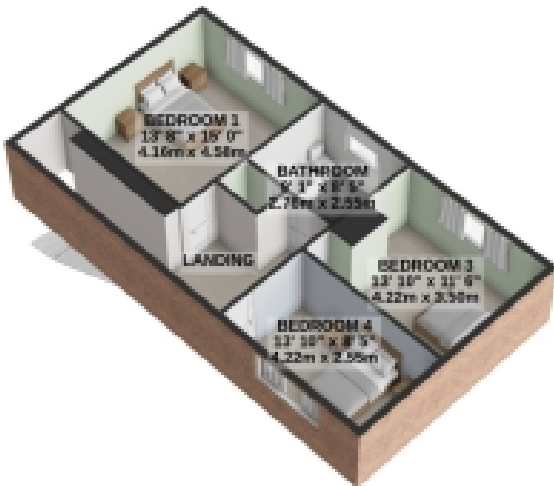
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Floorplans

GROUND FLOOR
1413 sq.ft. (131.3 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 2116 sq.ft. (196.6 sq.m.) approx.

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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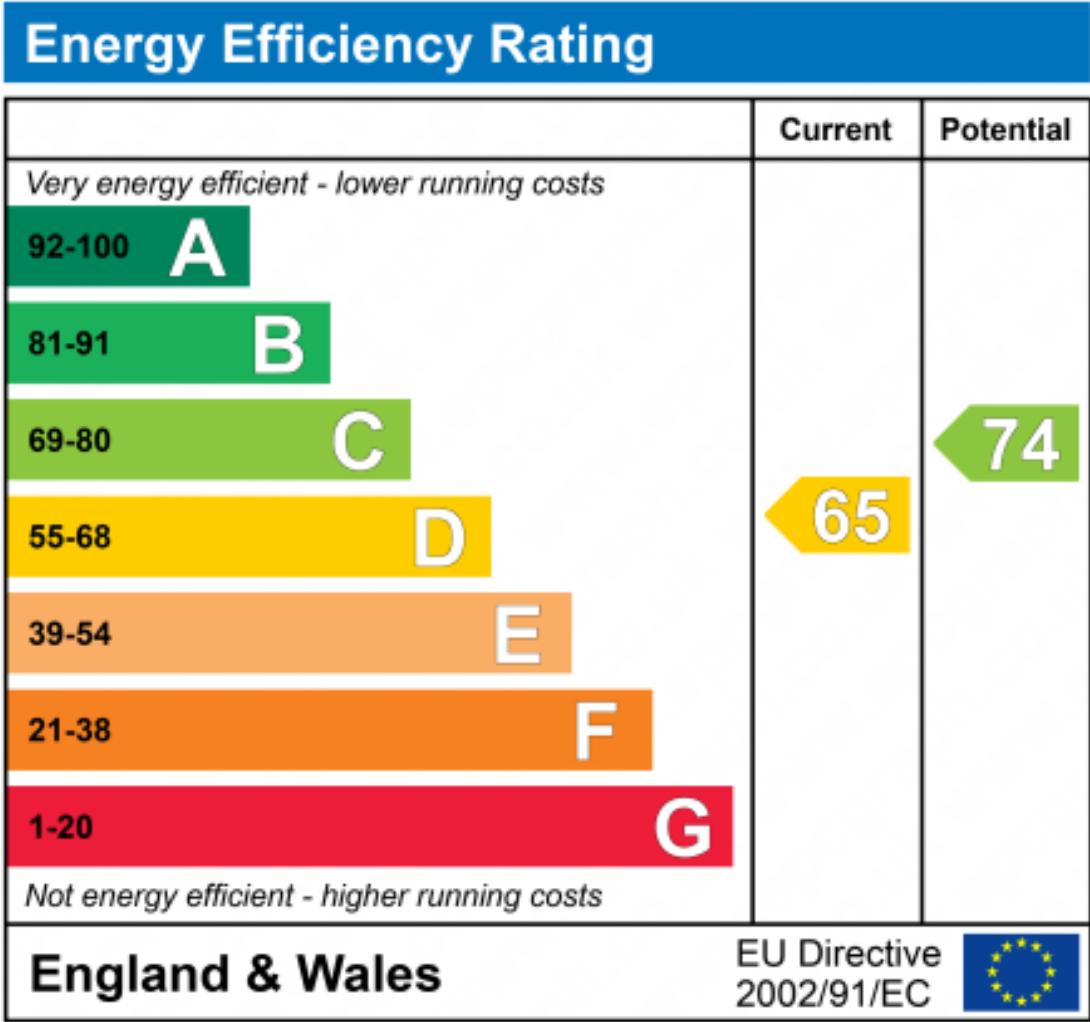


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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