

Tumbling Garth, Hadley End, Yoxall, DE13 8PF

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Residing within the tranquil hamlet of Hadley End is Tumbling Garth, an individual four bedroom detached home set within an established 0.6 acre garden plot. Overlooking stunning countryside views from the secluded wrap around gardens, the property offers extensive accommodation ideal to suit a family or those looking for single storey accommodation in this peaceful yet well-connected location.

Gated access opens into the expansive driveway, having access into the garage and gates opening into the established garden plot. The reception hall leads into a spacious open plan living and dining kitchen and to a separate lounge, where a garden room with full height windows enjoys pretty garden views. A laundry and shower room are set off the kitchen and a study is accessed from the hall offers an fifth bedroom or home office. Four well proportioned double bedrooms are serviced by a family bathroom and a master en suite. All the bedrooms and living areas enjoy tranquil views over the gardens which extends to a superb size having a variety of fruit trees, with a raised deck highlighting idyllic countryside views over the surrounding area. There has previously been planning in place for a detached double garage with a study above, and the existing garage lends itself to conversion into ancillary accommodation serviced by the shower room and utility.

The rural hamlet of Hadley End is positioned a few minutes from Yoxall, enjoying tranquil surroundings and easy access to local public footpaths and bridleways. The charming and popular village of Yoxall lies a mile away, having an excellent range of amenities including a health centre, shops, Post Office/ general store, St Peter's church and two pubs all within a short walk. St Peters Primary School is situated within the village which feeds into the highly regarded John Taylor Secondary 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.



- Individual Detached Home
- Well Presented & Extensive Single Storey Accommodation
- Tranquil Rural Setting with Views
- Spacious Lounge & Garden Room
- Open Plan Family Dining Kitchen
- Laundry & Shower Room
- Four Double Bedrooms
- Study/Bedroom Five
- Master En Suite & Family Bathroom
- Gated Entrance, Garage & Ample Parking
- Superb Mature Garden Plot of 0.6 Acres
- Potential for Annexe Conversion, Detached Garage & Home Office (STPP)
- Double Glazed & Oil Central Heating
- 'Outstanding' School Catchment
- Well Placed for Local Amenities & Commuter Routes



Reception Hall
A spacious welcome to this individual detached home, having doors opening into the **Study, Inner Hall** and into:

Lounge 6.24 x 3.8m (approx. 20'8 x 12'5)
A generous reception room having windows overlooking the gardens and a fireplace with tiled hearth housing a contemporary wood burning stove. Glazed double doors open into the kitchen and into:

Garden Room 6.1 x 2.95m (approx. 19'11 x 9'8)
A beautiful addition to the living accommodation, having flagstone flooring, full height windows overlooking the gardens and sliding doors out to the side

Open Plan Living & Dining Kitchen 7.18 x 6.96m (approx. 23'6 x 22'9)
Extending to a superb size, this open plan **Kitchen** is fitted with a range of wall and base units with complementary work surfaces over, housing an inset one and a half sink with side drainer, an integral dishwasher and spaces for an American fridge freezer and range cooker. A central island provides additional workspace, storage and a breakfast bar to one side, and the kitchen has windows to two sides, tiled splash backs and tiled flooring. The **Dining & Living Area** features oak flooring and double doors out to the patio and gardens, providing plenty of space to comfortably house a large dining table and a sitting area where there is a window to the front

Laundry Room 3.71 x 1.6m (approx. 12'1 x 5'2)
Fitted with a range of full height and base units having complementary worktops over, an inset stainless steel sink with side drainer and spaces for washing machine and tumble dryer. Doors open into the **Garage** and to a useful:

Shower Room 1.88 x 1.6m (approx. 6'2 x 5'2)
Comprising a modern suite having pedestal wash basin, low level WC and corner shower cubicle, with tiled flooring, tiled splash backs, an obscured window to the side and a chrome heated towel rail

Study/Bedroom Five 3.28 x 2.05m (approx. 10'8 x 6'8)
A useful home office or fifth bedroom, having a window to the rear















A door opens from the main hallway into an **Inner Hall,** having access to a spacious boarded loft (offering potential for conversions) and doors off to a shelved **Laundry Cupboard** and into:

Master Bedroom 4.6 x 3.28m (approx. 15'1 x 10'9)
A generous principal bedroom having windows to two sides, two fitted wardrobes with storage above and private use of:

En Suite 3.07 x 1.57m (approx. 10'1 x 5'1)
Comprising wash basin set to vanity unit, WC and a double shower, having tiled flooring, tiling to splash backs, a chrome heated towel rail and an obscured window to the front

Bedroom Two 4.26 x 3.01m (approx. 13'11 x 9'10)
With windows to two sides with fitted plantation shutters

Bedroom Three 3.16 x 3.05m (approx. 10'4 x 9'11)
Having a window to the rear and a large fitted wardrobe

Bedroom Four 3.76 x 3.17m (approx. 12'3 x 10'4)
A fourth double bedroom having window to the rear with pretty garden views

Family Bathroom 3.09 x 2.38m (approx. 10'1 x 7'9)
Fitted with a pedestal wash basin, a Vitra V-Core Smart bidet toilet, double ended bathtub and double shower, with tiled flooring, tiling to splash backs, an obscured window and a chrome heated towel rail


















Garden Room
Lounge
Dining & Living Room
Kitchen
Shower Room
Laundry Room
Garage
Study
Reception Hall
Bedroom Four
Bathroom
W
Cpd
En Suite
Bedroom Three
W
W
Master Bedroom
Bedroom Two


Hoar Cross
= 2 miles
Woodmill
= 0.8 mile
Upper Hoar Cross Road
Tumbling Garth
Overall Garden Plot
= 0.6 Acre
Yoxall
= 1 mile

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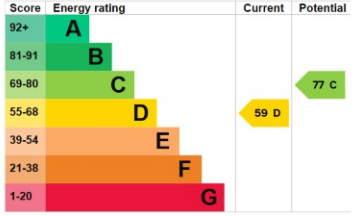
Outside

Tumbling Garth is set back from the road beyond private gated access, having a gravel driveway with parking for a number of vehicles. There is as access into the garage, gated access to either side leads into the gardens and a gable porch leads to the front door. A further door opens into the **Laundry**

Garage 5.82 x 2.95m (approx.19'1 x 9'8)
Having power, lighting, a manual up and over door to the front aspect and pedestrian door to the rear aspect. The oil boiler is housed in here

0.6 Acre Gardens

The gardens lie to three sides of the property being mainly laid to lawn, mature borders and hedged boundaries. To the side of the property is a paved courtyard style patio which French doors from the **Dining Kitchen** bordered by a character brick wall, and a discreet bin store houses the oil tank a storage space as well as gated access back out to the front. To one side there is a raised deck highlighting idyllic countryside views, with a small garden pond to one side. To the opposite side of the house is a mature orchard home to apple, pear, damson, plum and walnut trees, and two garden sheds 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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.