



# A substantial Grade II Listed three storey period house

**The Yews, Tutbury Road, Needwood, Staffordshire**

OIEO £500,000 Freehold





Local Information

The Yews and the adjoining coach house enjoy a fine setting with an open aspect in part and access along a private driveway that leads off the Tutbury Road and the adjoining Needwood Forest area. This originally provided hunting for the Lords of Tutbury. Birmingham approx. 30 miles, Derby 18 miles, Lichfield Station 12 miles. Trains to London in approx. 75 minutes.

About this property

A substantial Grade II Listed three storey period house which enjoys the benefit of a carefully conceived planning consent for complete refurbishment, careful extension and the final creation of what will be a superb home. Full details of the proposal and planning approvals under planning reference P/2020/00387 and P/2020/00389 from East Staffordshire Borough Council are available to view on line.

The Yews and the adjoining coach house sit adjacent to the stunning East Lodge, a glorious recently renovated Georgian house all forming part of the original Rolleston Estate.

The Yews offers a rare opportunity to acquire a substantial three storey period house and good sized gardens which has the benefit of a comprehensive , carefully planned and designed refurbishment and extension scheme which will create a truly wonderful family home in this privileged setting.

The house currently offers two reception period rooms and kitchen and stores on the ground floor with an open side courtyard linking through to the coach

house. On the upper floors there are currently six bedrooms with two bathrooms with attractive open aspect in part from the upper floors.

The planning consent approved from East Staffordshire Borough Council copies available on request or online by searching the following planning application No's.: P/2020/00387 and P/2020/00389. Via the Local Authority planning website .

There are detailed floor plans showing the proposed layout of the accommodation which will include the creation of magnificent kitchen family room set both within part of the original coach house carefully complimented by a part glazed link room leading back into the original main house, where there will be traditional accommodation within the well-proportioned original reception rooms.

To the first floor will be a glorious principal bedroom suite with dressing area and four further good bedrooms one with dressing room and en suite and two further good full bathrooms.

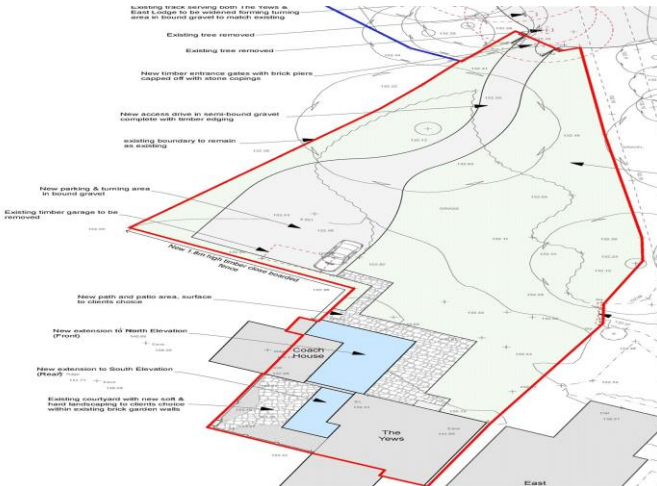
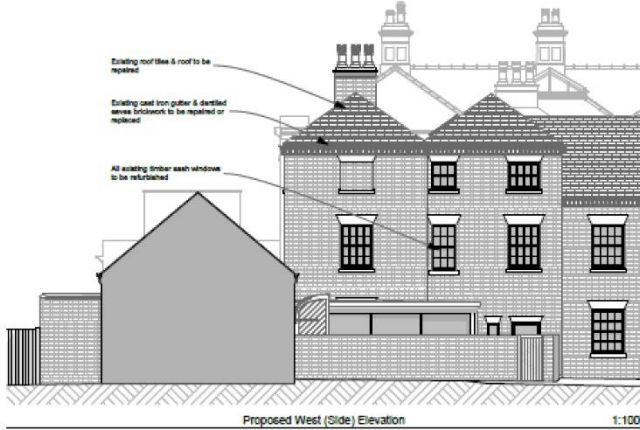
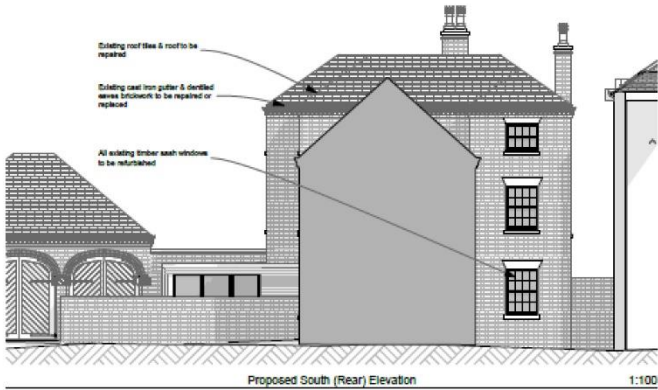
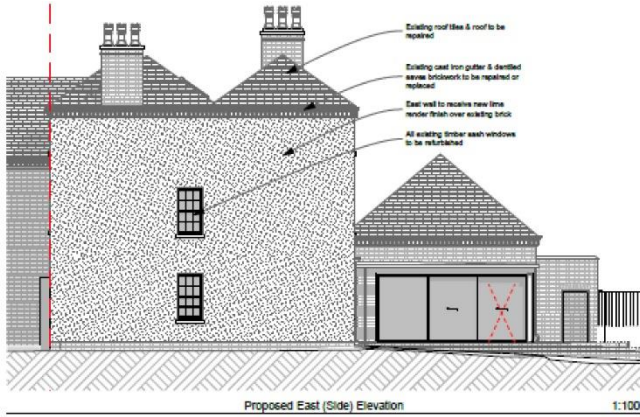
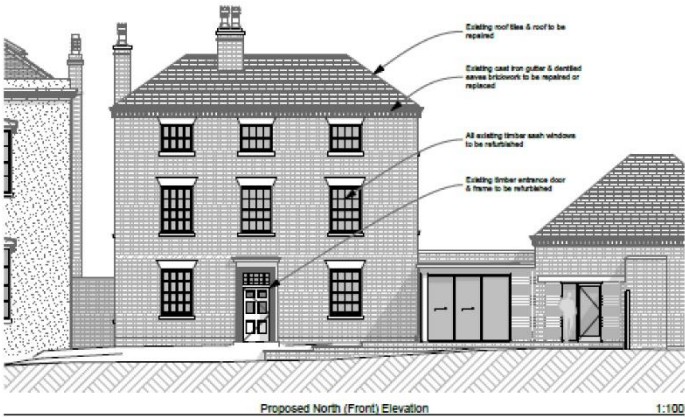
Outside it is proposed to create a new driveway and there will be generous gardens in part with an attractive and open aspect.

Tenure

Freehold

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.



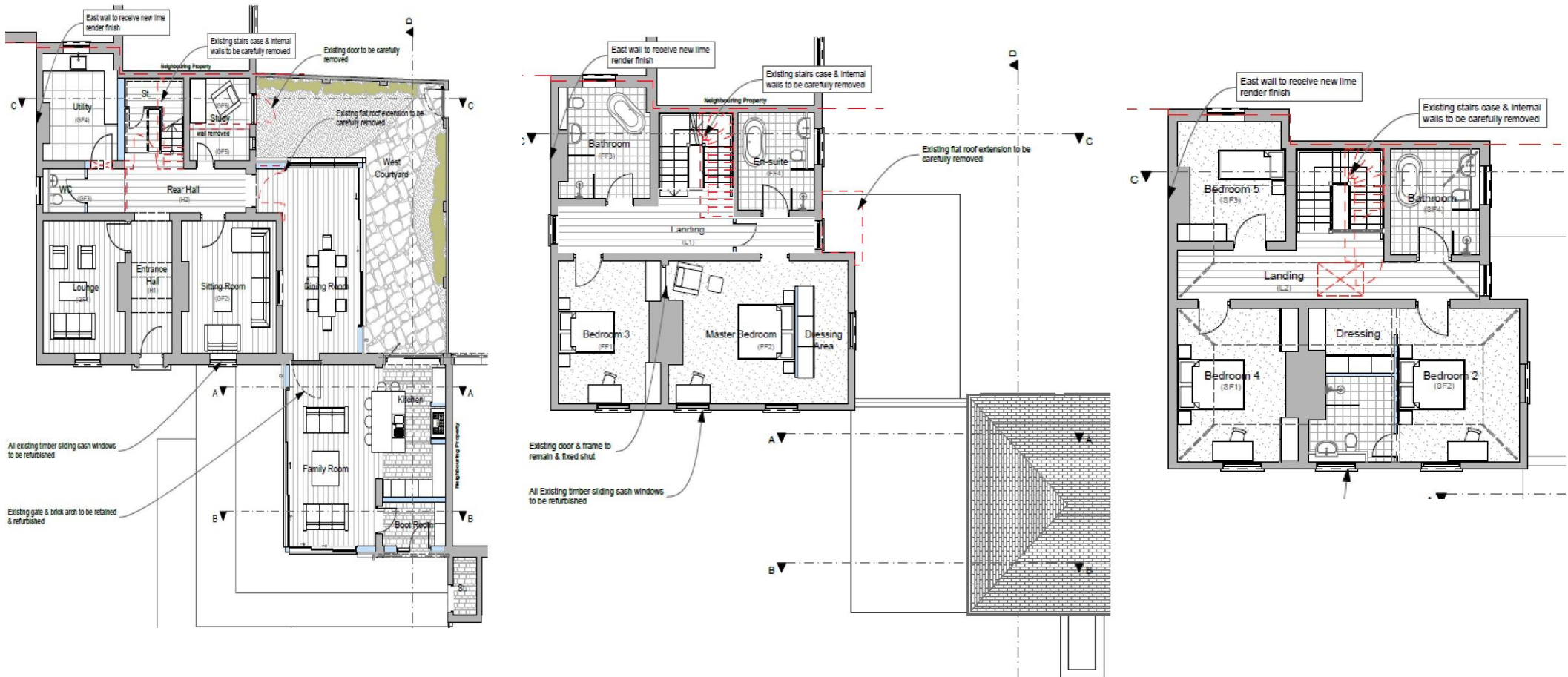
The Yews, Tutbury Road, Needwood,  
Gross Internal Area 3520 sq ft,



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