



Yew Cottage, Wigginton Fields Farm, Wigginton, Staffordshire, B79 9LH

HOWKINS &
HARRISON

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Wigginton Fields Farm Wigginton,
Staffordshire, B79 9LH

Guide Price: £569,000

Yew Cottage is an charming and characterful home forming part of the established Wigginton Fields Farm development of 7 individual barns, enjoying a peaceful rural setting surrounded by open countryside. Offering 1414 sqft. of accommodation, the property combines generous proportions with a practical two-storey layout and a wealth of appealing period-style features that complement its attractive farmstead setting.

The ground floor includes a substantial living room, open plan into the dining room, fitted kitchen, together with a useful porch, WC and store. To the first floor are three bedrooms, including a particularly spacious principal bedroom with en-suite facilities, alongside a separate shower room.

The property enjoys a private enclosed garden with established planting and space for outdoor seating. Approached through the attractive shared courtyard, where traditional brick buildings create a distinctive rural setting.



Location

Yew Cottage enjoys an attractive rural setting at Wigginton Fields Farm, on the edge of the sought-after Staffordshire village of Wigginton. Surrounded by open countryside, the property offers a peaceful semi-rural lifestyle while remaining within easy reach of Tamworth, approximately two miles to the south, for a broad range of shopping, schooling, leisure and everyday amenities. Wigginton itself has a village primary school, church and public house, while nearby road links via the A5, A38, M42 and M6 Toll provide convenient access across the wider Midlands. Lichfield, Sutton Coldfield, Birmingham and Burton upon Trent are all readily accessible, with Tamworth railway station providing further regional and national connections.

Approximate Travel Distances

Tamworth – 2 miles

Lichfield – 6 miles

Sutton Coldfield – 8 miles

Atherstone – 8 miles

Burton upon Trent – 11 miles

Birmingham – 15 miles

Coventry – 19 miles

Derby – 21 miles



Accommodation Details - Ground Floor

Entering through the front door, the property opens into a useful entrance porch, with doors to a cloakroom WC and store room. The ground floor immediately reveals the impressive scale and character of the cottage, with the principal living and dining areas arranged in a largely open-plan configuration. The dining area sits centrally within the ground floor and provides ample space for a substantial dining table and chairs. A staircase rises from this area to the first floor, while exposed brickwork and substantial ceiling timbers reinforce the building's original character. The dining space flows naturally into the generous 18ft living room, providing an excellent main reception area. Exposed beams continue overhead, complemented by sections of exposed brickwork and a feature brick chimney breast with stove, creating a particularly warm and inviting focal point. Positioned off the dining room is the kitchen, fitted with a generous range of shaker-style wall and base cabinetry with work surfaces over, incorporating a sink, cooking facilities and space for a selection of freestanding appliances. There is also room for a breakfast table, while exposed ceiling timbers, brick detailing and a traditional stone floor continue the character found throughout the property. A door from here opens out onto the front of the property.

First Floor

The staircase rises from the dining area to the first-floor landing, which serves three bedrooms and the bathroom facilities. The principal bedroom is particularly impressive, extending to approximately 16ft at its maximum and featuring a dramatic vaulted ceiling with exposed roof timbers. The room enjoys excellent proportions and is complemented by its own en-suite shower room. A second generous double bedroom also displays considerable character, with a vaulted ceiling, exposed beams and ample space for freestanding furniture. The third bedroom provides a versatile additional room suitable as a bedroom, nursery, study or home office. Completing the first floor is a separate shower room, fitted with an enclosed shower, wash basin and WC.





Outside

Yew Cottage forms part of the attractive Wigginton Fields Farm setting and is approached through the shared courtyard, surrounded by traditional brick-built former agricultural buildings. The property benefits from its own private enclosed garden immediately alongside the cottage, with established trees, shrubs and planting creating an appealing outdoor space with room for seating and entertaining. Beyond the farmstead, the development is surrounded by extensive open countryside and farmland, giving the property a distinctly rural outlook and atmosphere.

Seven barns were converted approximately 20 years ago, and the owners subsequently formed a Residents' Association to manage the communal areas, including the driveways, bin stores and septic tank drainage. A payment plan is in place to cover these shared costs, with the current contribution being £75 per month.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Comments

Yew Cottage stands out for the individuality and atmosphere of its interior, where traditional features have been retained and incorporated into comfortable, well-proportioned living spaces. Character details, exposed brickwork and the proportions of the accommodation all contribute to the property's warm and individual feel. The generous open-plan reception space, impressive exposed timbers and vaulted bedroom ceilings give the home a distinctive identity, making this an appealing opportunity for buyers seeking something with considerably more personality than a conventional modern property.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, and electricity, which are connected to the property. The central heating is oil fired and there is septic tank for drainage.

Local Authority

Lichfield District Council - [Tel:01543-308000](tel:01543-308000)

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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