



Cross Roads Farm, Newborough Road, Hoar Cross, DE13 8RD



Enjoying superb equestrian facilities and a prime countryside setting in Hoar Cross is Cross Roads Farm, a beautifully refurbished detached barn showcasing generous and immaculately presented interiors, four bedrooms and tranquil landscaped gardens. Being set within a superb two acre plot with a further four acres available by separate negotiation, Cross Roads Farm offers ideal personal equestrian facilities including six stables and a ménage, or provides the option to lease out to create additional income. This immaculate converted barn has been substantially remodelled and upgraded by the

existing vendors, with extended living accommodation featuring a wealth of space and character complemented by generous bedrooms and a fabulous master suite. To the next owners, Cross Roads Farm presents a superb opportunity to experience the peaceful rural lifestyle this desirable location and individual countryside home has to offer. The reception hall opens into a stunning lounge which has been thoughtfully extended to create a stunning oak framed gable with garden views. Two further reception rooms include a dining room and snug, leading to an open plan family dining kitchen which

features a traditional Aga. Functional rooms include a large utility room and refitted cloakroom. To the ground floor are three good sized bedrooms serviced by a contemporary family bathroom and recently refitted en suite, and a magnificent bespoke designed master suite is set to the first floor, having a luxury en suite, oak framed sitting room/office and dressing room. The dressing room offers potential for use as a fifth bedroom. Outside, gated access opens into the block paved drive where there is ample parking and access into the double garage. The beautifully manicured garden extends to a generous size,

having a large decked area with summer house and stone BBQ, Victorian greenhouse, formal lawns and a rose garden, all edged with a charming brook to the boundary. A second gated access opens into a yard where there is access into the stables, to two smaller paddocks and to the 50 x 20m floodlit ménage.

Available by separate negotiation are a further four acres of paddock land located a couple of minutes walk from the property along Newchurch Road. The land is separated into four paddocks, three of which have access to drinking water via a stream.



Hoar Cross is a premier hamlet nestled within stunning Staffordshire countryside, renowned for its upmarket local amenities and idyllic surroundings. As well as the superb Hoar Cross Hall Hotel and Day Spa, the village is home to a historic church with additional amenities just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found.

The recently opened Deer Park Farmshop and Café also lies just a few minutes from the property, and further leisure pursuits can be found at the FA's St George's Park where there is a restaurant and members only gym. There are a number of local equestrian centres including Eland Lodge and Marchington Field.

The hamlet is served by Ofsted 'Outstanding' rated schools including the Newborough Church of England Primary School which feeds into John Taylor High in Barton under Needwood. There are also an array of excellent private schools in the area including Repton School, Lichfield Cathedral and Denstone College, all easily accessible from the property.

Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London and the international airports of Birmingham and Manchester are both within an easy drive.

- **Countryside Converted Barn**
- **Equestrian Property - Additional 4 Acres by Separate Negotiation**
- **Beautifully Remodelled & Refurbished**
- **Idyllic & Prestigious Setting**
- **Three Character Reception Rooms**
- **Family Dining Kitchen**
- **Reception Hall, Utility & Cloakroom**
- **Four Good Sized Bedrooms**
- **Magnificent Master Suite with Dressing Room, Oak Framed Sitting Room & En Suite**
- **Dressing Room (Potential Fifth Bedroom)**
- **Luxury Family Bathroom**
- **Double Garage & Ample Parking**
- **Formal Gardens, Yard, Stables, Ménage & Paddocks of 2 Acres**
- **Double Glazed & LPG Gas Central Heating**
- **Well Placed for Local Amenities, Rural Pursuits & Commuter Routes**

Reception Hall 3.59 x 2.57m (approx. 11'9 x 8'5)
The front door opens into the entrance hallway, having a sun pipe providing natural light, tiled flooring and a door to a useful cloaks cupboard with fitted hanging space and storage. Further doors open into:

Cloakroom
Comprising refitted wash basin set to vanity unit and WC, with tiled flooring and a window to the rear

Stunning Lounge 6.78 x 6.65m (approx. 22'2 x 21'9)
A beautifully extended and immaculately presented reception room having feature oak framed windows overlooking the gardens and a stunning exposed brickwork fireplace housing a Woodwarm wood burner. Oak French doors open out to the garden and an opening leads into:

Dining Room 4.89 x 4.27m (approx. 16'0 x 14'0)
Another well presented space having woodburning stove set to character original fireplace, windows to the front and an original ceiling beam. A door opens into:

Snug 4.24 x 3.89m (approx. 13'10 x 12'9)
A cosy sitting room having staircase rising to the master suite, an original ceiling beam and post, a door into the **Reception Hall** and a window to the front. A further doors opens through to:



Open Plan Dining Kitchen 7.01 x 5.81m (approx. 22'11 x 19'0)

Extending to a generous size, this family dining kitchen comprises a range of shaker style wall and base units with granite worksurfaces over, housing an inset sink, recess housing a traditional electric Aga (which is included in the sale) and a comprehensive range of integrated appliances including dishwasher, fridge, freezer, microwave, double oven and gas hob with extractor above. There are dual aspect windows to the front and rear and the kitchen has tiled flooring throughout. Doors open into the **Airing Cupboard** and:

Utility 4.08 x 2.07m (approx. 13'4 x 6'9)

Comprising wall and base units with an inset sink and spaces for washing machine and tumble dryer, with tiled flooring, a window to the rear and a door opening onto the driveway. There is also a useful double width storage cupboard



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Stairs rise from the **Snug**, leading to the first floor accommodation where there is a skylight and doors open into:

Master Suite 4.93 x 4.28m (approx. 16'2 x 14'0)

A magnificent principal bedroom having windows to the front, tall ceilings with exposed beams and a door to the side enjoying idyllic countryside views. leading into:

En Suite Bathroom 3.23 x 2.96m (approx. 10'5 x 9'8)

A luxury suite comprising twin wash basin set to vanity unit, WC, contemporary double ended bathtub and double shower, with tiled flooring, tiled walls, a heated towel rail, fitted storage and a skylight. A door opens into:

Sitting Room 4.88 x 3.14m (approx. 16'0 x 10'3)

Featuring an oak framed gable overlooking idyllic garden views, this versatile space is ideal as a snug or study. There is a skylight providing additional light and a door opens into a walk in **Airing Cupboard** which houses the hot water cylinder for the en suite

From the **Landing**, a door opens into:

Dressing Room 4.28 x 2.83m (approx. 14'0 x 9'3)

Fitted with an array of wardrobes, the dressing room has a full height window to the front with feature exposed beam. This room could also be utilised as a double bedroom if the wardrobes were removed



From the ground floor **Inner Hallway**, doors open into:

Bedroom Two 4.21 x 4.15m (approx. 13'9 x 13'7) - max
A spacious double room having dual aspect windows and two double fitted wardrobes

Bedroom Three 5.33 x 3.3m (approx. 17'5 x 10'9) - max
Another generous bedroom having a range of fitted wardrobes and a window to the front

Family Bathroom 3.27 x 2.07m (approx. 10'8 x 6'9)
A contemporary suite comprises twin wash basins set to vanity unit, WC, freestanding bathtub and large shower, with tiled flooring under floor heating, tiled walls, a heated towel rail and an obscured window to the rear

Bedroom Four 3.01 x 2.45m (approx. 9'10 x 8'0)
An ideal home office or fourth bedroom, having window to the rear and private use of:

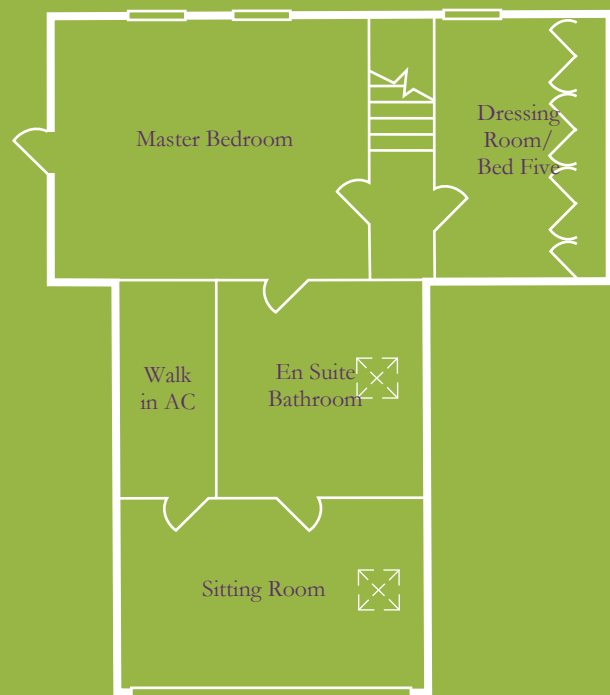
En Suite 1.62 x 1.58m (approx. 5'3 x 5'2)
Refitted in recent months, this modern shower room comprises pedestal wash basin, WC and corner shower, with tiled flooring, tiled wall and a chrome heated towel rail













Land by Separate Negotiation



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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 that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.

Outside

Gated access opens from Newborough Road into the block paved driveway which leads to the rear of the property and provides parking for a number of vehicles. there is access into both the **Utility** and **Reception Hall** from the rear aspect. The **Double Garage** 6.04 x 5.15m (approx. 19'9 x 16'10) has manual entrance doors, power, lighting and useful loft storage space

The **Formal Gardens** have beautifully landscaped and cultivated by the existing vendors, the gardens are laid to shaped lawns, established borders and charming entertaining spaces. Off the **Lounge**, there is a lawned garden edged with mature trees, foliage and a character brick wall with wrought iron fencing, where a paved terrace offers space for outdoor seating. A flagstone path leads from the drive past a Victorian greenhouse to a second area of garden which is laid to lawns and an expansive decked terrace with stone BBQ and **Summer House**, offering another secluded space to enjoy the tranquility of the location. The gardens overlook the smaller paddocks and ménage, and a gravel drive leads from an enclosed allotment down to a secluded rose garden set to a raised circular base. The boundary is edged by a charming natural brook where there is a small orchard, and the duck house with combined enclosure as well as the ducks which may or may not be included with the sale at the discretion of the vendors

A separate gated entrance off Newborough Road leads into a gravel drive with further parking, where a second gate opens into the yard. A small turnout paddock lies next to the **50 x 20m Ménage** which is floodlit from the stables. The **Stables** comprise of four loose boxes and a further two larger foaling stables, one of which is currently used as a feed room and hay barn. At one end of the stables there is an ample log store and at the opposite end there is a second greenhouse or storage area if required. The stables have electric lighting, power, two floodlights to the Ménage and two water taps. The yard also has three compost bins and a muck storage area. From the yard there is a gated access into another **Paddock** which extends to around 3/4 acre

A few minutes walk on Newchurch Road takes you to a further 4 Acres which is as separate negotiation, having two points of gated access. The acreage is currently split into four paddocks, three of which have access down to the brook to provide drinking water