



Pheasants Run

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Hoar Cross

 Parker
Hall

Independent Estate Agents

Pheasants Run

Maker Lane Hoar Cross DE13 8FR

Offered with the benefit of no upward chain is Pheasants Run, a luxurious, newly converted barn residing within an exclusive and secluded rural setting. Overlooking far-reaching countryside views, this contemporary two bedroom barn enjoys modern open plan living, oversized bedrooms and fabulous outside space including private gardens, ample parking and a single garage, alongside the ideals of being within convenient access to outstanding local amenities and well-connected commuter routes.

Pheasants Run presents generously proportioned open plan living accommodation and luxurious double bedrooms, ideal to suit couples, downsizers or those looking for a healthy investment return as a rental property/Air BnB. Idyllic countryside views are highlighted from both the gardens and from a contemporary first floor balcony accessed from the master bedroom, and Pheasants Run is finished to an exceptional standard throughout, is serviced by oil central heating and double glazed windows and includes with a 10 years new homes warranty.

- Contemporary Newly Converted Barn
- Tranquil Location with Exceptional Views
- Offered with No Upward Chain
- Spacious & Versatile Interiors
- Magnificent Open Plan Living & Dining Kitchen
- Reception Hall & Utility/Cloakroom
- Master Suite with Fabulous En Suite Bathroom
- Stunning First Floor Balcony
- Bedroom Two with En Suite & Walk in Wardrobe
- Landscaped West Facing Garden
- Single Garage & Parking
- Additional Visitors Parking
- 10 Year New Homes Warranty
- Oil Central Heating & Double Glazed Windows
- Desirable Setting in Premier Hamlet
- 'Outstanding' School Catchment



what3words:

///redefined.moods.attending

Idyllic Setting: Positioned ideally between the bustling village of Yoxall and the premier hamlet of Hoar Cross, Redbank Farm Barns enjoy a desirable and tranquil setting overlooking peaceful countryside views. Rambling, cycling and equestrian pursuits can all be enjoyed from your doorstep, with surrounding commuter routes and amenities easily accessible from the secluded yet well connected position.

Village Living: Yoxall is around one mile away and is home to a vibrant community centred around the character High Street where pubs, a convenience store and Post Office, a butchers' and a Health Centre can all be found. Rural amenities include a local Butchers, Bakery and the Deer Park Farmshop and Café, all being within a healthy walk from the property. The barns lie a short drive from both Hoar Cross Hall Spa & the FAs St George's Park, both of which offer health and leisure facilities including a members' only gym. Local Barton under Needwood offers more comprehensive amenities including a Post Office and Co-Op, boutique shops, a doctors surgery, dispensary pharmacy, Holland Sports Club and a village hall.

Schooling: The area benefits from excellent schooling both private and state, with the 'Outstanding' rated St Peters Primary School in Yoxall feeding into John Taylor Academy in Barton under Needwood. The John Taylor Free School in Tatenhill also lies within a convenient drive, and independent institutions include Lichfield Cathedral, Repton, Denstone and Abbotsholme.

Well Connected: The village acts as an A38 corridor, giving swift access to the A50 and national motorway network beyond. For commuters, the commercial centres of Burton on Trent, Lichfield, Birmingham, Uttoxeter and Nottingham are all reachable, rail travel from Lichfield provides direct links to Birmingham and London, and the International Airports of East Midlands, Birmingham and Manchester are each with an hour's drive.

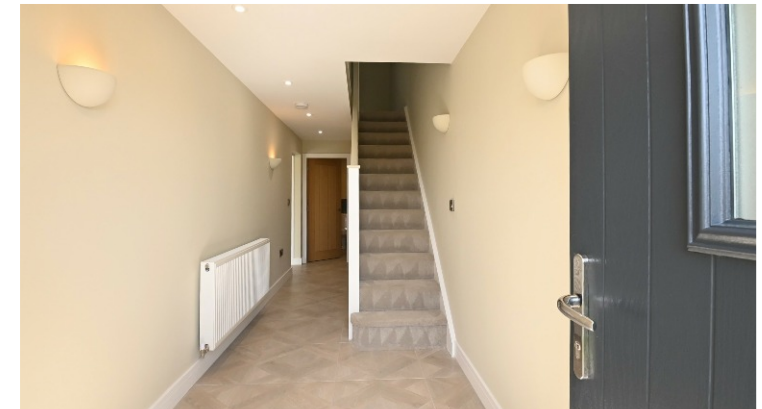




A landscaped pathway leads to the front door, opening in turn to the spacious **Reception Hall** which offers plenty of space ideal for fitting out with cloakroom storage. Doors open to the **Utility/Cloakroom** and into the magnificent **Open Plan Living & Dining Kitchen**, a beautifully appointed space offering flexible dining and living areas and a shaker style kitchen.

The **Kitchen** is fitted with a range of contrasting Wren wall and base units with quartz worksurfaces over, housing a Smeg range cooker, integrated dishwasher and integrated fridge freezer. An oak worktop extends to one side to create a breakfast bar and tiled flooring extends into the **Dining Area** and **Living Room**, having feature contemporary panelling to one side and sliding doors open out to the private garden.

Accessed from the hallway is a useful **Utility/Cloakroom**, housing a WC and storage with inset sink and a washing machine.





Stairs rise to the **First Floor Landing**, where a window to the front overlooks idyllic farmland views and there is ample space to add fitted furniture or a walk in wardrobe. A door opens into the **Master Suite**, a generous principal bedroom having sliding doors to the front opening out to a private covered **Balcony** which has lighting, exterior power and glazed balustrading enjoying tranquil views. A door opens into the luxurious **En Suite Bathroom**, having a freestanding bathtub, oversized shower, WC and twin wash basins set to vanity units.

Stairs continue to the **Second Floor Landing** which offers an ideal study space, with a door opening into the **Second Bedroom**, another oversized bedroom having skylights providing plenty of natural light. Doors open into two useful cupboards, ideal as loft storage or for conversion into walk in wardrobes, and a door from the landing opens into the **En Suite Shower Room**.

A lengthy drive leads from Maker Lane up to Redbank Farm, where **Double Electric Gates** open into a private limestone gravel drive leading to the **Single Garage** and ample **Visitors Parking**. Pheasants Run also has parking to the fore of the **Single Garage** (to the middle of the block of three) which has an electric entrance door. The **West Facing Garden** offers an ideal space to enjoy the peaceful surroundings, having landscaped paving and lawns, bordered by a picket fence and laurel hedging which provides privacy. There is exterior power and lighting.





Ground Floor

Reception Hall 6.33 x 1.85m (approx. 20'9 x 6'0)

Open Plan Kitchen 8.8 x 4.95m (approx. 28'10 x 16'2)

Utility/Cloakroom 2.32 x 1.85m (approx. 7'8 x 6'0)

First Floor

First Floor Landing 8.75 x 1.85m (approx. 28'8 x 6'1)

Master Bedroom 5.4 x 5.08m (approx. 17'8 x 16'7)

En Suite Bathroom 4.92 x 2.2m (approx. 16'1 x 7'3)

Second Floor - restricted headheight

Second Floor Landing 6.15 x 1.85m (approx. 20'2 x 6'0)

Bedroom Two 6.7 x 4.95m (approx. 22'1 x 16'2) – restricted head height

Walk in Wardrobe 2.0 x 2.0m (approx. 6'6 x 6'6)

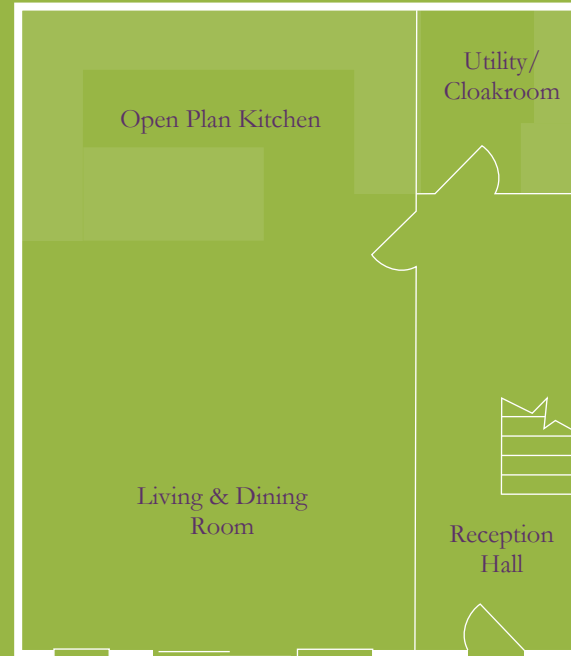
Shower Room 2.46 x 1.85m (approx. 8'0 x 6'0)

Outside

Single Garage 5.87 x 2.66m (approx. 19'2 x 8'9)



Ground Floor



Floor Area: 1,937 ft²

First Floor



Second Floor



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.



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