



Ivycroft, Brickhill Lane, Newborough, DE13 8SW



Residing within a mature 0.4 acre garden plot is Ivycroft, an immaculately refurbished detached cottage bordering the desirable village of Newborough. Benefitting from no upward chain, this beautifully refurbished five bedroom cottage presents generously proportioned accommodation finished to a superb standard throughout, offering plenty of space for a growing family also needing space to work from home. Alongside an immaculate refit to the kitchen, utility, cloakroom and all three bathrooms, the thorough refurbishment includes new windows, a full rewire, a new central heating system and new oil tank, with carefully chosen finishes including oak flooring and wool carpets complementing the traditional appeal of the cottage.

To the front, the central reception hall opens

into a stunning open plan living and dining kitchen with bifold doors opening out to the gardens and an impressive inglenook fireplace, with a sitting room, snug/playroom, study and cloakroom also set to the ground floor. A boot room provides a secondary entrance into the property from the rear drive, leading in turn to a utility room. The spacious first floor landing opens into five well proportioned bedrooms and a luxurious four piece family bathroom, with en suites also servicing the master and guest bedrooms. Outside, the 0.4 acre wrap around garden plot enjoys an excellent degree of privacy and having extensive lawns presenting scope to landscape as desired. A sweeping gravel driveway provides parking for a number of vehicles both to the side and rear of Ivycroft, and an oak framed car port also houses a useful garden store.

Newborough is a premier village nestled within stunning Staffordshire countryside, renowned for its idyllic surroundings and thriving community. The village centre is home to The Old Bakers Cottage Tearooms, the Red Lion pub, a play area, the Meynall cricket ground and a stunning 14th Century church, with further everyday amenities easily accessible in nearby villages including Abbots Bromley and Yoxall. The village neighbours the rural hamlet of Hoar Cross, offering luxurious amenities including Hoar Cross Hall Hotel and Day Spa and the Deer Park Farmshop and Café, and the FA's St Georges Park in Needwood offers an on-site restaurant, spa and a members only gym. The village 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.

For outdoor pursuits, the area is renowned for picturesque walks and cycling, being ideally positioned alongside areas of the National Forest, and Cannock Chase lies around 10 miles from the property. A location well suited to commuters, Newborough is well placed for access to the A515, A38 and A50, two stations in Lichfield offer direct rail links to Birmingham and London (in 80 minutes) and the international airports of East Midlands, Birmingham and Manchester are all within an easy drive.



- Characterful Detached Cottage
- Offered with No Upward Chain
- Extended & Beautifully Refurbished
- Stunning 0.4 Acre Plot with Open Views
- Open Plan Living & Dining Kitchen
- Two Reception Rooms & Study
- Porch & Reception Hall
- Boot Room, Cloakroom & Utility
- Five Spacious Bedrooms
- Two En Suites & Family Bathroom
- Ample Parking, Car Port & Garden Store
- Mature Gardens with Summer House
- Secluded Setting on Rural Borders of Newborough
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Local Amenities

To the front aspect, a composite entrance door opens into the **Porch**, having feature tiled flooring, a window to the side and a glazed door leading into:

Reception Hall 3.47 x 3.33m (approx. 11'4 x 10'11)
A spacious hallway having engineered oak flooring, stairs rising to the first floor and a window to the front. Glazed doors lead into the **Sitting Room**, to the **Boot Room** towards the rear of the property and into:

Stunning Living & Dining Room 7.75 x 4.54m
(approx 25'5 x 14'10)

This impressive open plan space has been extended and finished to a superb standard, whilst still retaining an original brickwork inglenook with a lined chimney, presenting the opportunity for either an open fireplace or wood burnings stove. This stunning living space has a window to the front and bifold doors opening out to the rear aspect, as well as a further door to the side. Engineered oak flooring extends into:

Open Plan Kitchen 5.0 x 4.82m (approx. 16'4 x 15'9)

A comprehensive range of shake style wall and base units with quartz worksurfaces above, housing an inset sink, a recess housing a belling range cooker and integrated appliances including dishwasher, full height larder fridge and larder freezer. triple aspect windows overlook rural and garden views, and the central island houses an entertaining style breakfast bar to one side.

Sitting Room 3.49 x 3.44m (approx. 11'5 x 11'3)

A cosy living room having feature panelling and a window to the front with pleasant garden views

Boot Room 3.75 x 2.07m (approx. 12'3 x 6'9)

Offering an alternative entrance from the driveway to the rear, the boot room has tiled flooring with an attractive natural finish, a door opening out to the rear and a quirky recess with quarry tiled detail. Doors open into:

Utility 2.26 x 1.8m (approx. 7'5 x 5'10)

Fitted with base units, solid oak worktops and a ceramic sink with side drainer, housing space for a washing machine and the oil boiler. A window faces the rear aspect

Snug/Playroom 4.1 x 2.15m (approx. 13'5 x 7'0)

A versatile reception room having dual aspect windows to the side and rear. A door opens into:

Study 3.6 x 1.32m (approx. 11'10 x 4'3)

An ideal home office or storage space having a window to the side

Cloakroom

Comprising wash basin set to vanity unit and WC, with feature tiled flooring, an antique brass finish heated towel rail and an obscured window to the rear







Stairs rise to the **First Floor Landing** 7.23 x 2.11m (approx. 23'8 x 6'11), where a window to the rear overlooks pleasant garden views. Oak doors open into:

Master Bedroom 4.62 x 3.77m (approx. 15'1 x 12'4)
A generous principal bedroom suite having dual aspect windows enjoying rural and garden views. With private use of:

En Suite 2.7 x 1.75m (approx. 8'9 x 5'8)
Fitted with twin wash basins set to vanity units, WC and an oversized shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

Bedroom Two 4.9 x 3.63m (approx. 16'0 x 11'10)
Another spacious double room having a window to the front

Bedroom Three 4.56 x 3.59m (approx. 14'11 x 11'9)
With a window to the front overlooking open views

Bedroom Four 4.15 x 2.7m (approx. 13'7 x 8'10)
A fourth double room having a window to the front, a double fitted wardrobe and private use of:

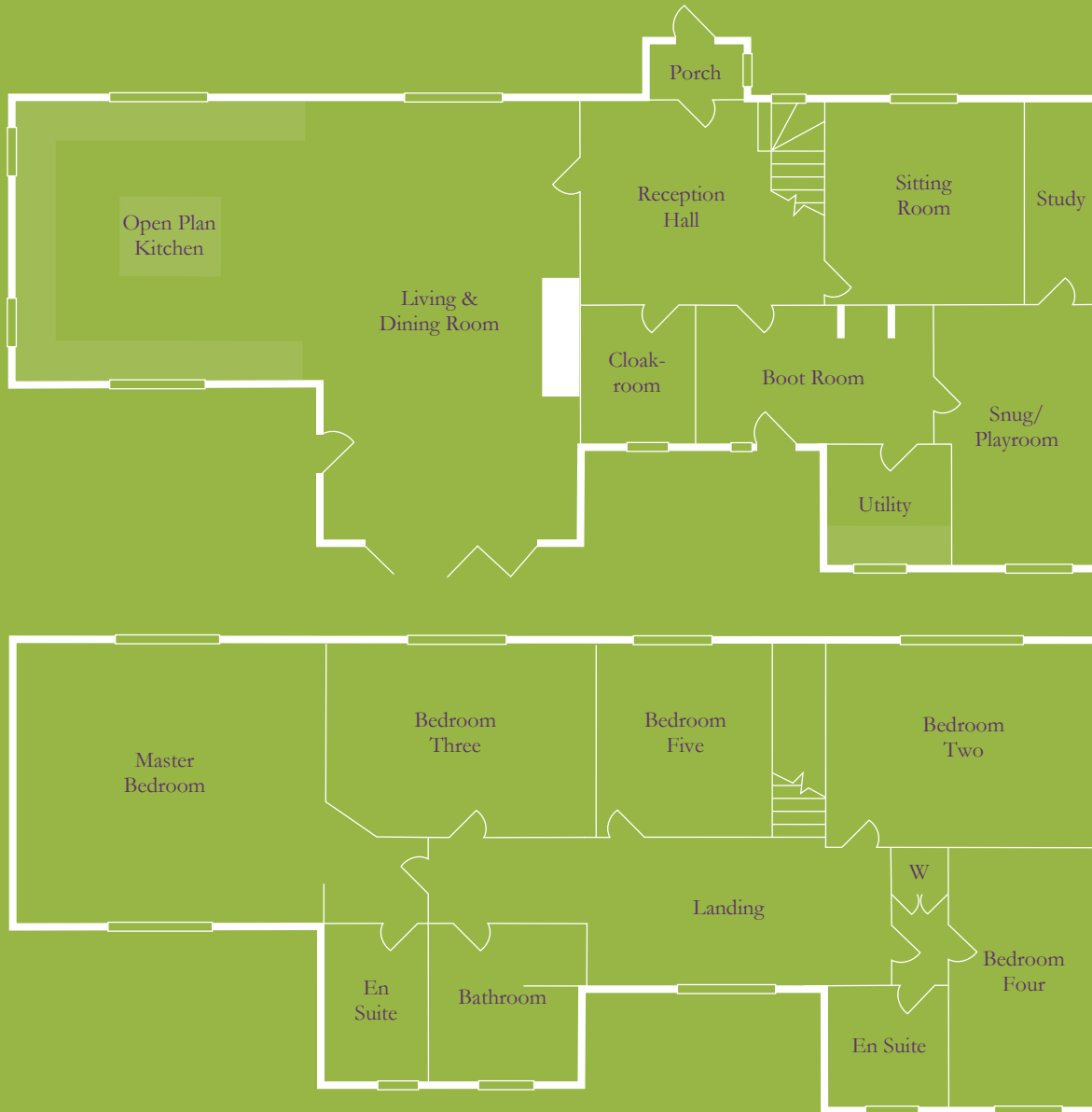
En Suite 1.81 x 1.71m (approx. 5'11 x 5'7)
Comprising fitted wash basin, WC and corner shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the rear

Bedroom Five 3.6 x 2.25m (approx. 11'10 x 7'4)
With a window to the front enjoying rural views

Family Bathroom 2.67 x 2.43m (approx. 8'9 x 7'11)
A modern suite comprises fitted wash basin, WC, freestanding bathtub and separate shower, with tiled flooring, contrasting tiling to splash backs, a chrome heated towel rail and an obscured window to the rear







Outside

Ivycroft is set back from the lane beyond well tended lawned garden bordered with mature hedging. A gravel driveway provides parking to the side aspect, leading also to the rear aspect where there is further parking and access into the **Car Port**. There is access into the **Boot Room** to the rear, and a paved pathway leads back to the **Porch** to the front

Oak Framed Car Port 5.95 x 3.6m (approx. 19'6" x 11'9")

With an oak framed entrance and windows to the side. To the rear of the car port, double doors open into the useful **Garden Store** 3.66 x 3.6m (approx. 12'0" x 11'9"), having a window to the rear

0.4 Acre Gardens

Extending to a superb size, the rear garden is laid to lawns and mature hedging a foliage, with a charming pond and waterfall feature with a stone bridge across. Mature trees and shrubs and planted around the pond and water feature, with a gravelled pathway leading down to extensive lawns and a kitchen garden with raised beds. A **Summer House** is included in the sale and the garden enjoys an excellent degree of privacy and plenty of space to landscape as desired

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