

Brickhill Farm

Newborough Staffordshire



Brickhill Farm

Brickhill Lane Newborough DE13 8SW

Residing within a delightful elevated position overlooking exceptional countryside views is Brickhill Farm, a characterful detached 18th Century farmhouse offering beautifully presented interiors, four bedrooms and enviable 1.3 acre south facing gardens including a small private lake. Brickhill Farm has been sympathetically remodelled, extended and refurbished over the years and offers versatile and well proportioned interiors, whilst still retaining charming original features including exposed brickwork, beams, and inglenook fireplaces. Perched on the rural borders of Newborough, village amenities can be reached within half a mile with the tranquil setting and secluded garden plot highlighting uninterrupted views across surrounding Staffordshire countryside.

An oak framed porch leads to the entrance hall, leading in turn to a spacious farmhouse dining kitchen, lounge with inglenook fireplace and a galleried hallway, where an oak staircase rises to the first floor accommodation. A second sitting room lies in the original part of the farmhouse featuring an original inglenook, a stunning Orangery with bifold doors and delightful garden views is set to the rear and the property has been extended by the current vendor to add a large utility room and cloakroom. Windows from the first floor landing overlooking far-reaching views, with characterful doors opening into four bedrooms and a refitted family bathroom. The luxurious master suite features a dressing room and an en suite bathroom with walk in shower, with a second en suite bathroom servicing bedroom two.

Outside, electric gates open into an expansive driveway, with a detached coach house providing a useful workshop and twin vehicles bays. The grounds enjoy a sunny south-facing aspect and complete privacy, with a small private lake surrounded by mature foliage and manicured lawns. An immaculately landscaped area of garden provides a delightfully peaceful entertaining space, with hedged boundaries overlooking exceptional views to the edge of the grounds. Brickhill Farm is serviced by oil central heating and double glazed windows and doors, with Solar Panels also included in the sale.



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, Riverside Park play area, the Meynall cricket ground and a stunning 14th Century church, with further everyday amenities easily accessible in surrounding 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.

For outdoor pursuits, the area is renowned for picturesque walks and cycling, being ideally positioned alongside areas of the National Forest. There are a number of local equestrian centres including Eland Lodge and Marchington Field, and Cannock Chase lies around 10 miles from the property.

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, all of which can be reached in a short drive.

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.



Village Centre & Amenities: 0.5 mile



Lichfield Rail Station: 12 miles
Burton Rail Station: 9 miles



Birmingham City Centre: 33 miles
Derby City Centre: 18 miles
Stafford City Centre: 20 miles



Blithfield Reservoir: 6 miles
Cannock Chase: 15 miles



Birmingham Airport: 33 miles
East Midlands Airport: 27 miles

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An oak framed gable porch leads from the driveway to the composite front door, opening in turn to a hallway with tiled flooring and a feature stained glass door. Further character doors open into the **Farmhouse Dining Kitchen** as well as into the spacious **Lounge**, a beautifully presented reception room featuring an impressive inglenook fireplace with wood burning stove inset. A window faces the front, French doors open out to a charming walled courtyard to the rear and a part glazed door opens into the **Galleried Inner Hallway**.

The well appointed **Farmhouse Dining Kitchen** is fitted with a range of contrasting full height, base and island units with granite worksurfaces over, housing a Belfast sink, space for an American fridge freezer and an integrated dishwasher. The Everhot range is as separate negotiation in the sale, and the kitchen has tiled flooring extending into the dining area where French doors open out to the rear gardens.

The **Inner Hallway** is set to the heart of the farmhouse, having an oak staircase rising to the galleried landing above. A wealth of exposed beams and vaulted ceilings highlight the original character of the property, and doors open into the **Lounge**, **Utility** and into two additional reception rooms.

The **Sitting Room** with **Study** is positioned within the original 18th Century part of the farmhouse, having a charming inglenook with a multifuel burning stove set to tiled hearth, a window to the side and a wealth of exposed ceiling and A frame beams which open through to a useful study area with dual aspect windows. Also accessed from the Inner Hallway is a fabulous **Orangery**, having electric under floor heating, electric skylights, French doors to the side and further bifold doors opening out to the gardens. This contemporary living space has a glazed roof with fitted blinds and enjoys idyllic views over the gardens and countryside beyond.

The property has been extended and remodelled internally to create a new **Cloakroom WC** and a superb **Utility/Boot Room**, having base units and oak worksurfaces housing a Butler sink, space for a washing machine and a large dog wash station. A fitted cupboard houses the oil boiler and the pressurised water cylinder, and a door opens out to a walled courtyard garden to the rear.







From the galleried **Landing**, windows to the front overlook the garden and views beyond, where doors open into the **Four Bedrooms** and the **Family Bathroom**. The luxurious **Master Suite** is positioned within the original part of the farmhouse, having feature A frame beams leading to a **Sitting Area** with a **Juliette Balcony** overlooking stunning views towards Newborough Church Spire and over surrounding countryside. The master bedroom also has private use of a **Dressing Room** with a range of fitted wardrobes and a beautifully appointed **En Suite Bathroom**, having a walk in shower, electric under floor heating and a contemporary freestanding bathtub below a window highlighting idyllic views.

The **Second Bedroom** is another large double with a private **En Suite Bathroom**, **Bedroom Three** also extends to a superb size has dual aspect windows and a large step-in wardrobe with sliding doors, with the **Fourth Bedroom** ideal as a single room, study or nursery. These two additional bedrooms share use of the refitted **Family Bathroom**, having bathtub separate shower and electric under floor heating.





Perched above Newborough, Brickhill Farm resides at an enviable elevated position within an established **1.3 Acre** garden plot enjoying privacy and tranquil views to all aspects. The farmhouse overlooks the village's All Saints Church spire as well as surrounding countryside and farmland, with the secluded grounds offering plenty of space to enjoy the tranquil surroundings.

Electric double gates open into the block paved driveway where there is parking and turning space for a number of vehicles, as well as access into the **Coach House** which houses twin parking bays and a large workshop space. The Solar Panels are set to the roof of the coach house, and this detached garage block offers excellent potential for conversion into an annexe, guest house or home office suite (subject to relevant permissions). There are two large log stores included in the sale, and double gates open to a useful and discreet storage area to the side of the property.





Extending to a generous **1.3 Acre**, the **South Facing Gardens** are laid to pretty landscaped entertaining spaces, a small kitchen garden and extensive lawns, all bordered by tranquil Staffordshire views. The lawns have been fenced in part to create a secure area for pets and children, with further lawns leading to a small **Private Lake** where there is a boat jetty and an arched bridge leading over to an island at the centre. An underground tank holds any rainwater from the property which can be utilised to top up the lake. The hedged and fenced boundaries feature a variety of native and specimen foliage along with an array of mature apple, plum, greengage and elderberry trees, and there is power to an area of decking below the lake and to the bridge.

Gates open from the upper lawns to a beautifully **Landscaped Formal Garden**, having a paved terrace, artificial lawns and a walled border with a pretty waterfall feature. An arched gate opens out to one side to the driveway, and there is an abundance of outdoor lighting, power points and water points to the exterior. To the side, a timber framed greenhouse included in the sale, there are a range of raised vegetable beds and a cold frame creating a functional **Kitchen Garden**.

To the side of the property there is a charming **Walled Courtyard** with raised borders, perfect to enjoy the evening sun whilst overlooking idyllic views. Doors open into to the **Lounge** and the **Utility**, and through to the gated storage area which in turn leads back out to the driveway.



View from Juliette Balcony







Floor Area: 2,874 ft² / 267 m²

Ground Floor

Entrance Hall

Lounge 6.06 x 5.16m (approx. 9'10 x 16'11)

Dining Kitchen 6.07 x 4.43m (approx. 19'10 x 14'6)

Galleried Hallway 5.43 x 2.9m (approx. 17'9 x 9'6)

Orangery 5.33 x 3.32m (approx. 17'6 x 10'10)

Sitting Room with Study 5.56 x 4.17m (approx. 18'2 x 13'8)

Utility 5.93 x 2.34m (approx. 19'5 x 7'8)

Cloakroom

First Floor

Master Bedroom 6.67 x 4.0m (approx. 21'10 x 13'1)

Dressing Room 2.33 x 1.92m (approx. 7'7 x 6'3)

En Suite Bathroom 4.66 x 2.34m (approx. 15'3 x 7'8)

Bedroom Two 3.98 x 3.64m (approx. 13'0 x 11'11)

En Suite Bathroom 2.85 x 1.94m (approx. 9'4 x 6'4)

Bedroom Three 4.45 x 3.2m (approx. 14'7 x 10'5)

Bedroom Four 3.2 x 2.14m (approx. 10'6 x 7'0)

Bathroom 2.8 x 2.38m (approx. 9'1 x 7'9)

Outside

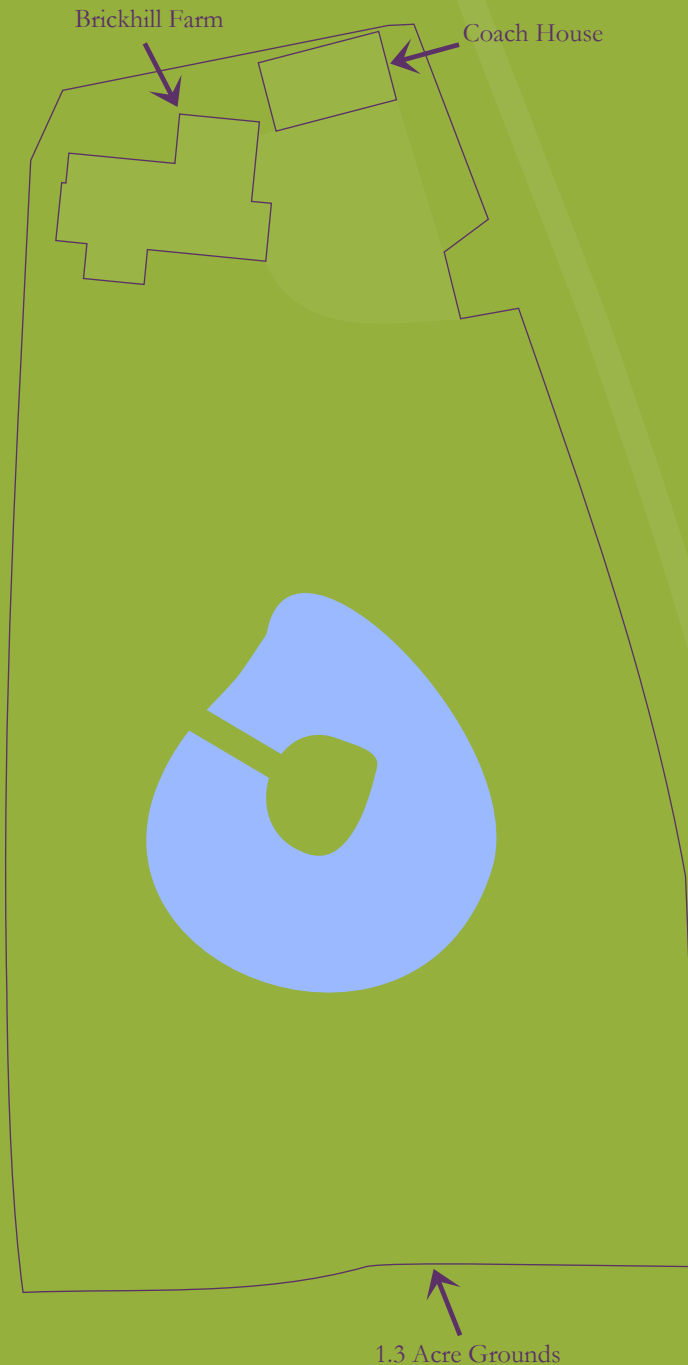
Coach House 10.13 x 4.98m (approx. 33'2 x 16'3)
(Twin Garage Bays & Workshop)

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.

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