Bracken Barn, Scotch Hill, Newhurch, Hoar Cross, DE13 8RL

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Residing within an exclusive gated courtyard is Bracken Barn, a beautifully appointed four bedroom barn conversion offering beautifully appointed and recently remodelled interiors alongside a superb private equestrian complex. Featuring a wealth of traditional finishes and original character, the generously proportioned interiors received a quality refurb in 2025 to include a bespoke Tom Howley kitchen and new flooring to the ground floor, as well as having previous upgrades to include an EV charging point and solar panels with export tariff and storage batteries aiding both the hot water and electricity. Superb outside space includes a double garage and landscaped gardens, and this delightful countryside home enjoys a most picturesque setting amidst stunning Staffordshire countryside. The rare addition of a further four acres, stabling and a menage are part of the sale, being ideal for personal equestrian use or to provide a healthy rental income. The location is particularly well suited to equestrian enthusiasts, with a choice of off-road hacking routes available nearby, providing plenty of opportunity to enjoy the surrounding countryside.

A bespoke oak framed entrance porch leads into the central reception hall, which gives access into a recently remodelled dining kitchen and the lounge. A utility and cloakroom, with four double bedrooms set to the first floor. The master and second bedroom suites feature private shower rooms and a luxurious family bathroom services the additional bedrooms. Outside, secure electric gates shared with two additional properties lead into the courtyard, where there is allocated parking and a detached double garage. A gate opens into the lawned fore gardens where a pathway leads to the front door, enjoying pleasant countryside views to the side. To the rear of the barn is a secluded south facing courtyard which has been recently landscaped to a superb degree. Bracken Barn benefits from hardwood double glazing, LPG gas central heating and a shared Klargester which services two additional properties.

Opposite the driveway to the barn is a second gated drive which leads into the equestrian facilities, which include a Paul Boulton 35 x 40m arena and turnout paddock, four acres and an American barn with four stables, a feed store, tack room and two large barns, all of which have been added between 2021 and 2024.

Bracken Barn lies in the hamlet of Newchurch, a desirable rural location neighbouring the premier hamlet or Hoar Cross. Nestled within stunning Staffordshire countryside offering plenty of tranquil walking routes, the surrounding area is renowned for its idyllic surroundings and upmarket local amenities, including the superb Hoar Cross Hall Hotel and Day Spa, The Deer Park Farmshop and the FA's St Georges Park.

Additional amenities can be found 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 property 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, with the John Taylor Free School also being within a short drive.

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.

- **Character Barn with Equestrian Facilities**
- **Exclusive Gated Courtyard Setting**
- **Wealth of Features Throughout**
- **Equestrian Complex including Stabling, 4 Acres & 2021 Arena**
- **Refurbished to include Remodelled Open Plan Living & Dining Kitchen**
- **Spacious Lounge with Feature Fireplace**
- **Bespoke Tom Howley Kitchen**
- **Utility & Cloakroom**
- **Oak Framed Porch & Reception Hall**
- **Four Excellent Double Bedrooms**
- **Master and Guest En Suites**
- **Luxury Family Bathroom**
- **Lawned Foregardens with Views**
- **South Facing landscaped Courtyard**
- **Double Garage & Parking**
- **Countryside Views & Desirable Setting**
- **Excellent Off-Road Hacking Nearby**
- **Solar Panels with Storage Battery & EV Charging Point**

The front door opens into a bespoke **Oak Framed Porch**, having flagstone flooring and windows overlooking the lawned gardens. Stone steps lead down into:

Reception Hall 4.58 x 2.71m (approx. 14’7 x 8’10)
An attractive welcome to this luxurious barn conversion, having Karndean flooring, an oak staircase rising to the first floor with storage below, and exposed brickwork. Oak thumb latch doors lead into:

Fabulous Open Plan Living & Dining Kitchen
11.7 x 5.08m (approx. 34’4 x 16’8)
This magnificent open plan space has been beautifully remodelled and finished to an exceptional standard, having a bespoke handmade kitchen and a feature fireplace to the living area. The Tom Howley kitchen comprises a range of full height and base units with an inset double sink and Quartz work surfaces, housing a range cooker, an integral dishwasher and space for an American fridge freezer. There ius a breakfast bar to one side, bifold doors open out to the gardens and there is an inglenook fireplace to the dining and family room housing a traditional gas stove

Lounge 5.06 x 4.7m (approx. 16’7 x 15’4)
A spacious reception room having dual aspect windows and an inglenook fireplace to the dining and family room housing a traditional gas stove

Utility 2.36m x 2.24m (approx. 7’9 x 7’4)
Having bespoke units coordinating with those of the kitchen, having full height storage and base units with quartz work surfaces over, a Belfast sink, integral washing machine space for a tumble dyer. A door opens out to the rear garden

Cloakroom
Comprising fitted wash basin, low level WC, chrome heated towel rail, tiled flooring and half tiled walls

An oak staircase rises to the **First Floor Landing** 11.30 x 1.63m (approx 37'0 x 5'4), having a range of oak fitted cupboards housing the **Airing Cupboard** and windows to both the front and rear. Oak thumb latch doors open into:

Master Bedroom 4.96 x 4.7m (approx. 16'3 x 15'5) – max
A spacious principal bedroom having double doors to the front enjoying pleasant rural views, a full height window to the rear and fitted wardrobes. With private use of:

En Suite 2.1 x 1.58m (approx. 6'10 x 5'2)
Comprising a modern suite having fitted wash basin, WC and corner shower, with tiled walls and flooring, a chrome heated towel rail and a skylight

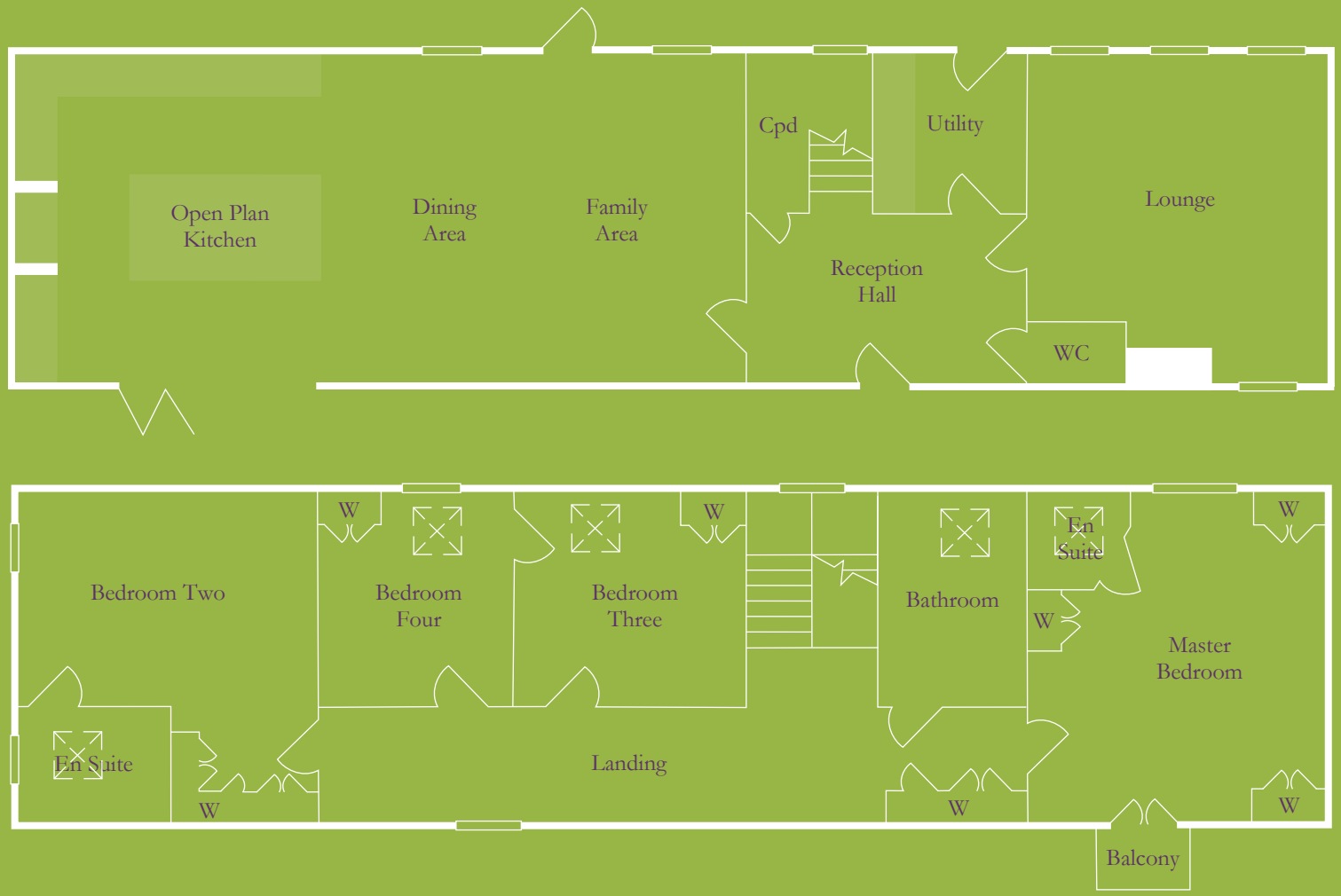
Bedroom Two 4.76 x 4.73m (approx. 15'7 x 15'6) – max
A second spacious bedroom suite having a window to the side with beautiful farmland views and a range of fitted wardrobes. A door opens into:

En Suite 2.43 x 1.86m (approx. 7'11 x 6'1)
Fitted with a traditional wash stand, WC and corner shower, with tiled flooring and walls, a chrome heated towel rail and a window to the side enjoying rural views

Bedroom Three 3.46 x 3.36m (approx. 11'4 x 11'0)
Having two skylights, exposed beams and a double fitted wardrobe

Bedroom Four 3.44 x 3.2m (approx. 11'3 x 10'5)
A fourth double bedroom having a window to the rear, a double fitted wardrobe and a skylight

Family Bathroom 3.44 x 2.33m (approx. 11'3 x 7'7)
Steps rise from the landing up to the family bathroom, comprising a traditional wash stand basin, WC, sunken bathtub and a corner shower, with tiled walls, tiled flooring, a chrome heated towel rail and a skylight

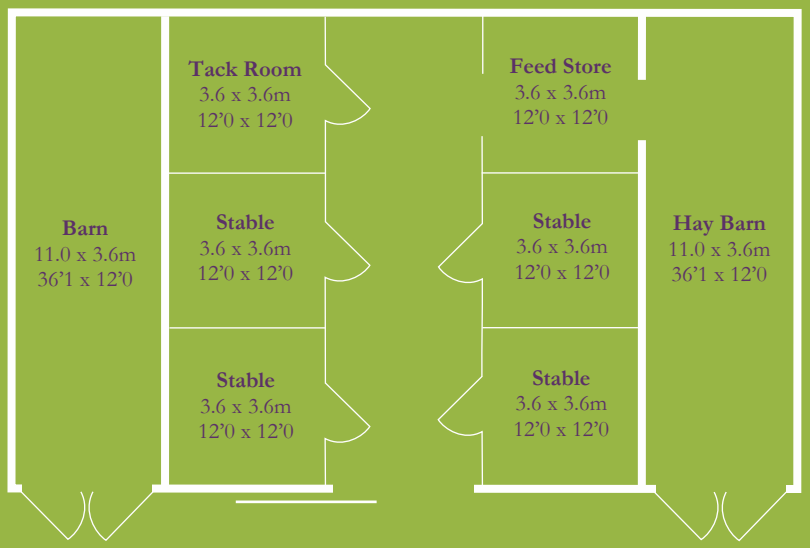


Outside

From Scotch Hill, secure electric gates open into a driveway shared with two additional properties leads to allocated parking to the front of Bracken Barn. There is access into the **Double Garage** which is fitted with an EV charging point, and a gate opens to the fore gardens where a path leads o the front door. Also positioned next to the garage is a screened area housing the LPG gas tank and a wheelie bin store. Lawned gardens extend to the front of Bracken Barn having fruit trees and enjoying views over the idyllic surrounding countryside, and original brick steps provides storage beneath

South Facing Courtyard Garden

Having been landscaped in 2024, the rear courtyard enjoys plenty of privacy and is laid to a paved terrace and mature borders. There is exterior lighting, power and a water point


Barn
11.0 x 3.6m
36'1 x 12'0
Tack Room
3.6 x 3.6m
12'0 x 12'0
Stable
3.6 x 3.6m
12'0 x 12'0
Stable
3.6 x 3.6m
12'0 x 12'0
Feed Store
3.6 x 3.6m
12'0 x 12'0
Stable
3.6 x 3.6m
12'0 x 12'0
Stable
3.6 x 3.6m
12'0 x 12'0
Hay Barn
11.0 x 3.6m
36'1 x 12'0

Winter
Turnout
Paddock
American
Stables
25 x 40m Arena
Overall: 4.25 Acres
Newchurch Rd.
A515
Scotch Hill
Double
Garage
Bracken Barn

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The Promenade
Barton Marina
Barton under Needwood
DE13 8DZ

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Property For Sale:

This superb equestrian complex is set beyond a private gated entrance and benefits from mains electricity, water and drainage. The complex comprises:

- **4.25 Acres overall**
- **Paddock Land fenced into 3 Fields**
- **Hardstanding Yard with Ample Parking**
- **American Stables (built 2021) with Four Looseboxes**
- **Tack Room & Feed Store/Two Further Stables**
- **Two Large Barns (built 2022)**
- **25 x 40m Paul Boulton Sand & Fibre Arena (built 2024)**
- **Sand Turnout Paddock (built 2024)**

Please Note: An Uplift Clause will be applied to the land of 25% of any development not classed as equestrian or agricultural. Details to be established by legal representatives

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.

Ph SW 19.09.2024