



Fortyshades, Newborough End, Newborough, DE13 8SR

 Parker  
Hall



A beautifully presented detached character home set in the popular rural hamlet of Newborough End, benefitting from extended and renovated interiors, four double bedrooms and a generous garden plot including outbuildings with superb potential to create ancillary accommodation/a home office suite. Benefitting from recent works to include a double storey extension, rewiring, plumbing, new windows and a complete internal refit, this individual family home resides within a picturesque location overlooking open countryside to both the front and rear. The high specification finish includes oak doors to the ground floor,

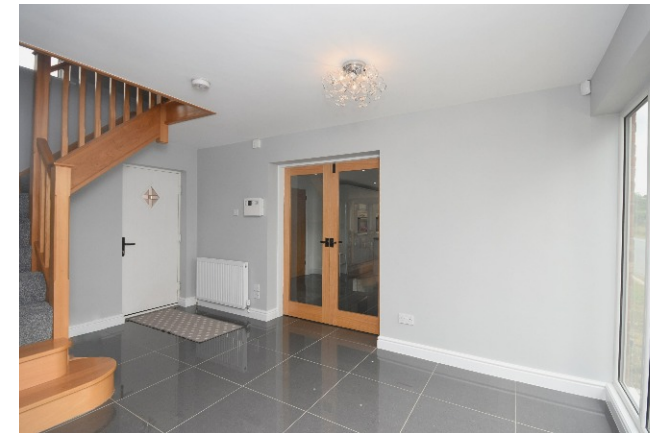
granite worktops to the impressive open plan kitchen and monkey tail handles to the windows, and Fortyshades is serviced by full double glazing and oil fired central heating.

The high specification interiors comprise briefly reception hall, lounge, stunning open plan family kitchen, utility and cloakroom to the ground floor, with four double bedrooms set to the first floor off the galleried landing. The bedrooms are serviced by a master en suite and a family bathroom. Outside, Fortyshades sits on a generous plot accessed via a gated entrance. There are gardens extending to two sides as well as ample

parking, with a brick stable block set to the top of the garden where there is vehicular access back out to the lane. The stable block houses three looseboxes and poses superb potential for conversion into an annexe if required. There is also a 3.8 acre paddock which could be purchased via separate negotiation.

Newborough End is a rural hamlet set within the popular villages of Newborough and Hoar Cross. Newborough itself is home to a popular pub and restaurant, a stunning church and the Needwood Primary School which feeds into John Taylor High School in

Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. In addition there are a number of superb independent schools in the area including Abbots Bromley and Repton. The prestigious Hoar Cross Hall and St Georges Park are also within a short drive, both providing restaurants, accommodation, members only gyms and spas. This popular rural village is well placed for local commuter routes including the A38, A515 and A50 and two rail stations at the Cathedral City of Lichfield and London (in 80 minutes).







- **Extended & Renovated Detached Home**
- **Reception Hall & Lounge**
- **Stunning Open Plan Family Kitchen**
- **Utility & Cloakroom**
- **Four Double Bedrooms**
- **Master En Suite & Bathroom**
- **Mature Gardens & Open Views**
- **Brick Stable Block ideal for Conversion into Annexe/Home Office**
- **Gated Entrance & Ample Parking**
- **3.8 Acre Paddock via Separate Negotiation**
- **'Outstanding' School Catchment**

**Reception Hall** 4.67 x 2.86m (approx 15'4 x 9'4)

A reclaimed oak gable porch leads to the entrance door which opens into this spacious hallway, having a feature staircase rising to the first floor, full height windows to the front aspect and tiled flooring, this spacious reception hall has doors leading into:

**Lounge** 5.95 x 4.29m (approx 19'6 x 14'0)

A spacious sitting room having windows to two sides and a traditional brick arch fireplace housing Carron wood burning set to stone hearth

**Impressive Open Plan Family Kitchen** 8.92 x 4.66m (approx 29'3 x 15'3)

A real feature of this individual home is the stunning extended kitchen, being fitted with a range of quality gloss wall and base units topped with bevel edged granite. The units house an inset Franke sink with side drainer, an integral Indesit dishwasher and integral Bosch appliances including two ovens, an induction hob and an extractor hood. There is space for a fridge freezer and the central granite topped island provides further workspace and storage and is fitted with power points. The kitchen has a window to the front and tiled flooring extending into the dining area where bifold doors overlook pleasant views over the landscaped gardens

**Utility** 3.42 x 1.97m (approx 11'2 x 6'5)

Fitted with base units coordinating with those of the kitchen and housing an inset sink with side drainer, the oil fired boiler and spaces for a washing machine and tumble dryer. Having tiled flooring, a door out to the gardens and a door into:

**Cloakroom**

Fitted with pedestal wash basin and low level WC



### Galleried Landing

Stairs rise from the reception hall to the first floor landing, where there is a window to the rear enjoying countryside views and a loft access point. Doors open into:

**Master Bedroom** 5.91 x 3.53m (approx 19'4 x 11'6) - max

A spacious principal bedroom benefitting from a window overlooking the driveway and gardens and three double fitted wardrobes. With private use of:

**En Suite** 2.67 x 1.19m (approx 8'9 x 3'11)

Comprising a modern suite having pedestal wash basin, low level WC and a large double shower, with an obscured window to the rear

**Bedroom Two** 3.93 x 2.87m (approx 12'10 x 9'5)

With a window to the front, upper level window to the side aspect and a door opening to eaves storage

**Bedroom Three** 3.41 x 2.9m (approx 11'2 x 9'6)

Another good sized double having a window to the front with countryside views

**Bedroom Four** 4.56 x 2.2m (approx 14'11 x 7'2)

With a window to the rear aspect enjoying views

**Bathroom** 3.01 x 1.95m (approx 9'10 x 6'4)

Fitted with a modern suite comprising wash basin with vanity storage below, low level WC and bathtub with shower over, having tiled flooring, tiling to walls and two skylights



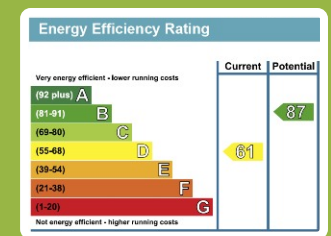
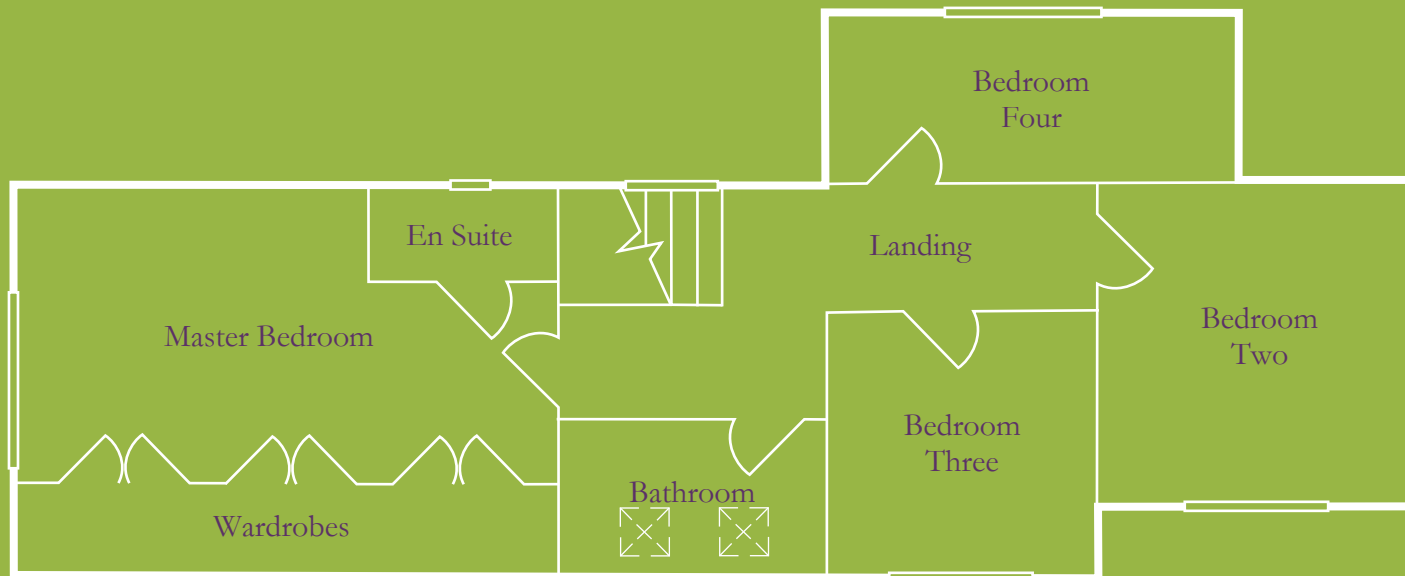
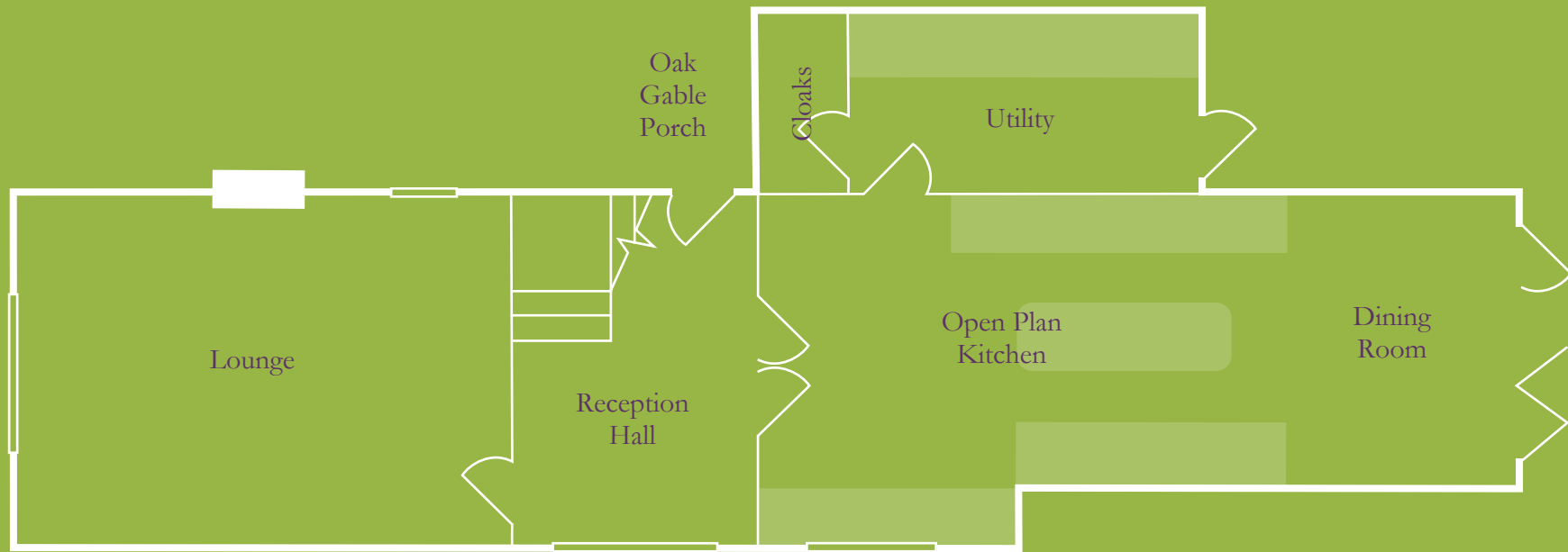














## Outside

Gated access opens into a generous driveway providing parking and turning space for a number of vehicles. There are well-tended lawned gardens beyond this and the oil tank is conveniently housed here. A block-paved pathway leads to the rear of Fortyshades where the oak gable porch gives access to the

## Reception Hall

## Gardens

Extending to a generous size, the landscaped gardens are laid to a spacious block-paved terrace with steps rising to lawns and flower beds edged with railway sleepers. The gardens enjoy a pleasant rural outlook to the rear and gated access leads out to the lane.

Set to the top of the garden is a detached **Stable Block**, ideal for conversion or for use as exterior storage/stabling. There is a wood store to one side, ample parking for large vehicles and gated access leading out to the lane.

**Stable One** 4.57 x 3.67m (approx 14'11 x 12'0)  
**Stables Two** 3.72 x 3.67m (approx 12'2 x 12'0)  
**Stables Three** 3.87 x 3.67m (approx 12'8 x 12'0)

**Available by Separate Negotiation:** Situated a short way down the lane towards Hoar Cross is a gated paddock, measuring at just shy of four acres and having a small brook running along one side providing a water source.

**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.