



Brick Kiln Cottage, Brickhill Lane, Newborough, DE13 8SW



Set amidst stunning Staffordshire countryside is the elegant Brick Kiln Cottage, a most impressive detached country home benefitting from a high specification finish, five bedrooms, a detached coach house with self contained apartment and an extensive plot totalling 1.5 acres. Having been individually designed and rebuilt by the current owners, the beautiful Brick Kiln Cottage presents a most attractive exterior complemented by an enviable position enjoying picturesque views to all sides. The cottage itself has received recent additions to include new casement windows in 2016, an extension to add the dining kitchen and master suite in 2017, new bathroom suites, an integral Evoson speaker system, oak doors and new carpets throughout. The first floor to the purpose built triple bay coach house has also been

converted into a self contained apartment ideal as a guest suite, annexe, home office or Air BnB.

The immaculate interiors comprise briefly reception hall, stunning lounge, sitting room, dining room, dining kitchen, study, laundry, two cloakrooms and a spacious rear hall to the ground floor, with five bedrooms set to the first floor. The master suite is accessed via a separate staircase and is serviced by an en suite bathroom, with four further bedrooms off the main landing having use of a family bathroom and guest en suite. Outside, a sweeping gated driveway gives access to a generous parking area and the detached coach house which is home to a triple bay garage with a self contained apartment above, ideal as ancillary accommodation, a home office, a

guest suite or for Air BnB. The beautiful plot extends to a generous 1.5 acre and is laid to extensive lawns, mature trees, a landscaped rear garden and an area of woodland. Brick Kiln Cottage enjoys panoramic views over the surrounding countryside to all sides and truly is a one off home for those looking for a taste of country life.

Brick Kiln Cottage truly makes the most of its picturesque surroundings, enjoying breathtaking views from all rooms and the outside space to all elevations. The property lies just minutes on the rural outskirts of the sought after village of Newborough where the active village community is home to the Red Lion pub and restaurant, a stunning Church, the Needwood Primary School which feeds into John Taylor High School in Barton under

Needwood. There are also a superb range of private schools in the area including Denstone, Abbotsholme, Repton and Smallwood Manor. Within walking distance of the property is the charming rural hamlet of Hoar Cross, home to the renowned Meynall Ingram Arms, prestigious Hoar Cross Hotel & Spa and a beautiful Church, the spire of which can be seen from Brick Kiln Cottage. The Cathedral City of Lichfield lies 20 minutes drive away and has two train stations providing direct links to Birmingham, London and Stafford and the International airports of Birmingham and East Midlands are both within approximately 40 minutes drive from the property.

- Beautiful Detached Cottage
- Individually Designed & Bespoke Fittings
- Superb Plot of 1.5 Acres
- Elevated Position with Rural Views
- Offered with No Upward Chain
- Three Stunning Reception Rooms
- Family Dining Kitchen
- Study, Laundry & Two Cloakrooms
- Master with En Suite Bathrooms
- Four Further Bedrooms (Three Doubles)
- Guest En Suite & Family Bathroom
- Sweeping Driveway with Ample Parking
- Detached Triple Bay Coach House
- Self Contained One Bedroom Apartment
- 1.5 Acre Gardens with Formal Lawns, Landscaped Rear Garden & Woodland

Reception Hall 4.32 x 3.54m (approx 14'2 x 11'7")
– max

A storm porch above the front door opens into this spacious hallway, having stairs rising to the main landing and a door into:

Lounge 5.12 x 4.31m (approx 16'9 x 14'1")
A beautifully presented reception room having a bay window to the front and an inglenook fireplace housing a fitted wood burning stove with granite hearth



Rear Hall 8.07 x 2.22m (approx 26'5 x 7'3) – max
A second staircase rises to the master suite and this spacious hallway has double doors out to the landscaped rear gardens and internal doors off to the **Dining Room, Study, Cloakroom** and into:

Dining Kitchen 7.5 x 3.7m (approx 24'7 x 12'1)
With stunning views to all sides, the kitchen comprises a range of ivory base units with granite worktops over, housing an inset one and a half sink with side drainer, a range cooker which is included in the sale and integral appliances including dishwasher fridge and freezer. There is a dining area to one end having a bay window to the front and double doors to the side, and the kitchen has tiled flooring throughout and a second window to the side aspect

Study 2.21 x 1.58m (approx 7'3 x 5'2)
With a window to two sides

Cloakroom
Comprising fitted wash basin and low level WC, with tiled splash back and flooring

Dining Room 5.15 x 3.11m (approx 16'10 x 10'2)
Another well presented reception room having windows to the side and rear and a wood burning stove set to granite hearth

Sitting Room 3.89 x 3.55m (approx 12'9 x 11'7)
An ideal playroom or teenagers lounge, having windows to two sides, a further bay window to the front with stunning views and a marble fireplace houses a wood burner effect electric fire

Laundry Room 2.28 x 2.41m (approx 7'10 x 7'5)
Fitted with base units housing an inset sink and space for a washing machine, the utility has a door and window to the side aspect, tiled flooring and splash backs and houses the oil fired boiler

Cloakroom
A second guests' WC, having fitted wash basin and low level WC, with tiled splash back and flooring





Stairs rise from the **Inner Hall** to the first floor **Master Suite**, where a landing provides a study or reading area with windows to two sides. Doors open into:

Master Bedroom 5.25 x 3.72m (approx 17'2 x 12'2)
A spacious double bedroom having two double fitted wardrobes, a window to the front, window to the side and double doors opening to a Juliet balcony, with stunning views being enjoyed to all sides

En Suite Bathroom 3.16 x 1.76m (approx 10'4 x 5'9)
Comprising a modern suite having wash basin set to vanity unit, low level WC, a tiled corner shower enclosure and freestanding double ended bathtub, with tiled flooring, windows to two sides and a chrome heated towel rail

From the **Reception Hall**, another staircase rises to the main **Landing**, having a window to the rear, loft access and doors into:

Bedroom Two 5.13 x 4.31m (approx 16'10 x 14'1) – max
Ideal for use as a master suite if required, having windows to two sides, a double fitted wardrobe and private use of:

En Suite 2.21 x 1.51m (approx 7'3 x 4'11)
Fitted with wash basin, low level WC and shower cubicle, with tiling to walls, tiled flooring, a chrome heated towel rail and a window to the rear

Bedroom Three 4.4 x 3.19m (approx 14'5 x 10'5)
Another spacious bedroom having windows to two sides and a fitted wardrobe

Bedroom Four 3.54 x 3.4m (approx 11'7 x 11'1)
A fourth double bedroom having windows to two sides and a fitted wardrobe

Bedroom Five 3.45 x 1.81m (approx 11'3 x 5'11)
A good sized single bedroom having window to the side with attractive views

Bathroom 2.04 x 1.74m (approx 6'8 x 5'8)
Another modern bathroom suite comprising half pedestal wash basin, low level WC and bathtub with shower unit over, with tiled walls, tiled flooring, a chrome heated towel rail and a window to the front





Self Contained Apartment

A wrought iron staircase rises to the entrance door into this superb apartment, ideal as an annexe or guest suite, Air BnB type rental or home office. The apartment is serviced by an independent LPG central heating system

Studio Kitchen, Living & Dining Room 4.33 x 4.16m (approx 14'2 x 13'7)

A spacious open plan reception room having Velux skylights with rural views to the front aspect and a comprehensively fitted kitchen. The kitchen comprises base units housing an inset sink with side drainer and integral appliances including dishwasher, oven with induction hob over, fridge and and

washing machine. There are spaces for dining and sitting areas and the L shaped sofa can be included in the sale and provides additional sleeping accommodation. Opening into:

Bedroom 4.18 x 2.8m (approx 13'8 x 9'2)

Fitted with two double wardrobes and having Velux skylights to two sides and a window to the side with

views over the gardens. Door into:

En Suite 2.65 x 1.31m (approx 8'8 x 4'3)
Comprising a modern suite having vanity wash basin, low level WC and double shower, with tiled splash backs, a chrome heated towel rail and a Velux skylight











Apartment



Outside

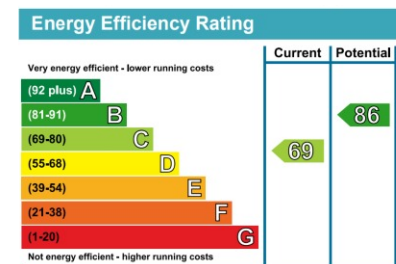
Off Brickhill Lane a gated entrance opens into the sweeping driveway which rises to a generous parking and turning area. There is a cobblestone pathway leading to the front door and access from the driveway leads into:

Detached Coach House 8.64 x 5.79m (approx 28'4 x 18'11)

Manual double doors open to the front aspect providing parking for three vehicles as well as storage space around. There is power and lighting and the LPG fired boiler servicing the **Apartment** is housed in here

1.5 Acre Gardens

Formal lawns extend to the front and side of Brick Kiln Cottage making the most of the beautiful far reaching views. There is a paved terrace to the side aspect providing a pleasant seating area and further landscaped gardens are laid to the rear, having walled borders and gated access onto an area of woodlands which belongs to the property. The oil tank is housed discreetly to the rear of the **Detached Coach House**



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.