



Church Farm, Newchurch, Hoar Cross, DE13 8RJ



Set amidst scenic Staffordshire countryside is this imposing detached Victorian farmhouse, benefitting from spacious family interiors, four double bedrooms and superb equestrian facilities including a range of outbuildings and a generous plot of 13.5 acres. Having been extended and upgraded by the current vendors, Church Farm benefits from oil fired central heating and UPVC sash windows throughout, with plenty of scope to further Extend, remodel or modernise to the next owners requirements. Original features have been retained throughout to include tall skirtings and architraves, quarry tiled flooring and period fireplaces and every aspect of the farmhouse enjoys picturesque views over surrounding countryside and farmland.

Church Farm showcases a wealth of space And flexibility throughout, with interiors well proportioned over two floors plus a lower ground floor cellar. To the ground floor is a reception hall, dining room, drawing room and a dining kitchen with stunning family room off featuring vaulted ceilings and a glazed apex. Off the kitchen is a large walk in pantry and scullery, both with the original Victorian thralls and slab, a rear hall gives access to the exterior and there is a useful boot room. Two staircases rise to the spacious first floor landing where doors give access to four good sized double bedrooms, a family bathroom, additional cloakroom and useful study. The loft presents further scope for conversion if required and the lower ground floor cellar offers a generous storage space additional reception room.

Outside, two electric gated entrances provide access to Church Farm and the property benefits from a bespoke outdoor entertaining space with fittings for a swim up hot tub, a large double car port, ample parking and a good sized garden, all totalling 1.5 acre. Beyond this are a range of outbuildings including a two storey brick cottage ideal for conversion into an annexe, steel framed stables, large barns and a hardstanding yard. The paddock land extends to 12 acres and has access out onto the main road.

Newchurch lies just outside the premier hamlet of Hoar Cross, well known for the superb Hoar Cross Hotel and Spa, and the stunning scenery of the area gives opportunity for good walks and equestrian pursuits. The village of Yoxall is a short drive away, home to a post office, church, butcher, doctor's surgery and primary school. Newchurch House is serviced by a superb school catchment area including the highly regarded St Peters Primary School in Yoxall and the respected John Taylor High School in Barton under Needwood. There are also an excellent choice of independent schools within close reach

including the Abbots Bromley School, Smallwood Manor, Denstone College, Foremark and Repton. Newchurch House is well placed for travel along the A50 and A38 allowing for easy access to the cities of Birmingham, Derby, Stoke and Nottingham. The international airports of Birmingham and East Midlands are also within a comfortable commute.

- Impressive Detached Victorian Farmhouse
- Superb Equestrian Facilities
- 13.5 Acre Plot including Stables
- Two Spacious Reception Rooms

- Dining Kitchen with Walk in Pantry
- Stunning Garden Room
- Scullery, WC, Rear Hall & Boot Room
- Four Double Bedrooms
- Family Bathroom & Cloakroom
- Electric Gated Entrance, Double Car Port & Ample Parking
- 1.5 Acre Driveway & Gardens
- 12 acres of Paddock Land
- Brick Barn ideal for Conversion
- Range of Brick & Timber Stables
- Large Barns & Hardstanding Yard
- 'Outstanding' School Catchment Area



The front door opens into the **Reception Hall**, having stairs rising to the first floor accommodation and doors into a storage cupboard, **Dining Kitchen** and **Drawing Room**. Opening into:

Dining Room 4.83m x 4.22m (approx. 15'10 x 13'10)

A spacious formal reception room having fitted storage, windows to two sides and an open fireplace set to carved stone mantle

Drawing Room 4.8 x 4.52m (approx. 15'8 x 14'9)

Another generous reception room having bay window to the front and an open fireplace set to period surround. A door opens into:

Garden Room 6.35 x 5.94m (approx. 20'10 x 19'6)

An impressive reception room having been extended by the current vendors. Vaulted ceilings feature a glazed apex and this room enjoys stunning views over surrounding countryside and farmland. Sliding doors open out to an elevated terrace and a feature wood burning stove is set to an impressive inglenook fireplace with beam lintel and slate hearth. Twin archways lead into:

Dining Kitchen 6.07 x 4.93m (approx 19'11 x 16'2)

A spacious kitchen having fitted base units housing an inset sink with side drainer, housing space for an oven, dishwasher and fridge and a recess housing an solid fuel Rayburn stove. The kitchen has original quarry tiled flooring, a window to the rear and doors to the **Rear Hall**, **Cellar**, to the second staircase and into the **Pantry**, a large walk in pantry having windows to the side

Scullery 3.33 x 2.18m (approx. 10'11 x 7'2)

A useful utility space having window to the side, a door to the **WC** and housing the oil fired boiler

A door opens from the kitchen to a **Rear Hall**, having access out to the driveway and a door into:

Boot Room 3.51 x 2.57m (approx. 11'6 x 8'5)

Ideal for storage or as a second utility, having a window to the rear

Cellar 4.88 x 4.5m (approx. 16'0 x 14'9)

A door opens from the kitchen leading down to the cellar where there is a recess ideal for use as storage and an additional room ideal as a studio, games room or playroom. The cellar has been tanked and features two windows to the side aspect and the original thrall. The cellar does required some finishing work





Stairs rise from the reception hall and from the kitchen to the **First Floor Landing**, having a window to the side and plenty of space to ass a second staircase to give access for a loft conversion (STPP). Doors open into:

Master Bedroom 4.83 x 4.5m (approx. 15'10 x 14'9)
With windows to two sides, fitted wardrobes and storage and a period fireplace

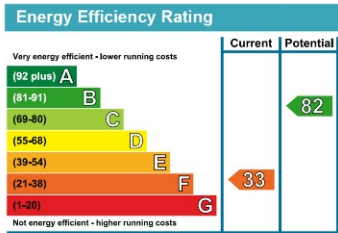
Bedroom Two 4.83 x 4.55m (approx. 15'10 x 14'11)
Another generous double room having windows to two sides, fitted storage and wardrobes and a period fireplace

Bedroom Three 4.29 x 2.82m (approx. 14'1 x 9'3)
With a window to the rear enjoying rural views

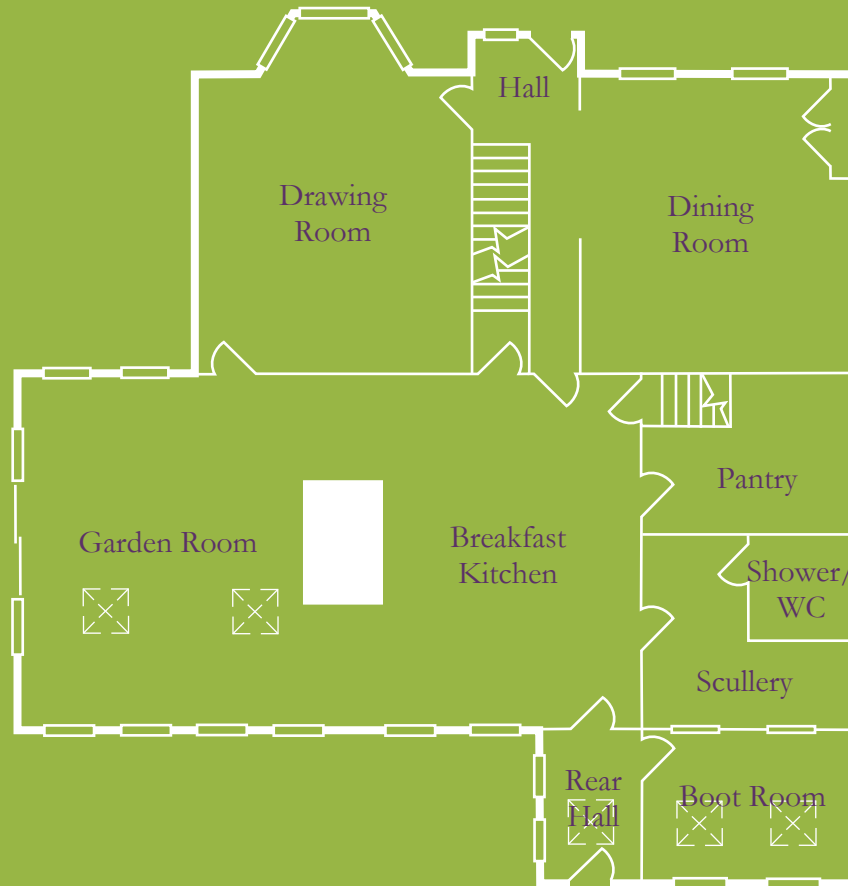
Bedroom Four 4.29 x 2.84m (approx. 14'1 x 8'6)
A further double bedroom having window to the rear with views and fitted storage

Study 1.8 x 1.45m (approx. 5'10 x 4'9)
With a window to the side aspect

Bathroom 4.29 x 2.84m (approx. 14'1 x 9'4)
Fitted with a white suite having pedestal wash basin, WC, bathtub and double shower, with half tiling to walls, an obscured window, two heated towel rails and fitted storage housing the **Airing Cupboard**









Outside & Gardens

Church Farm is approached via a gated entrance and sweeping driveway leading between generous lawns totalling **1.5 Acre**. There is parking for a number of vehicles to the rear of Church Farm as well as access into a large double car port, the other side of which houses space for a swim up hot tub (existing hot tub is not included), outside WC and a covered BBQ terrace. The rear garden extends to a generous size and is laid to established lawns. A pond and a fenced vegetable garden lies off the driveway, and lawned gardens extend to the front of the property where a mature hedge gives privacy and screening from the road. From all aspects of the gardens and farmhouse scenic views can be enjoyed

Equestrian, Outbuildings & Land

Just off the driveway is a large steel framed barn ideal for storage, or alternatively there are three stable doors to the front allowing for the barn to be split into three looseboxes. To the end of the barn is a haystore/feed room. From the main driveway, a track leads down to further large steel framed barns with a hardstanding yard and the track continues to the side of the property where there is another electric gated entrance and access into further outbuildings. Paddock land totals **12 Acres** and benefits from separate access back out onto the main road.

To the side of the property is a brick barn comprising a two stables and a tack/feed store, and a separate two storey cottage is ideal for conversion into a self contained annexe or guest 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.