



Chantry Farmhouse, Thorney Lanes, Hoar Cross, DE13 8QT

Set within the picturesque hamlet of Hoar Cross is the charming Chantry Farmhouse, an individual character home showcasing a superb plot of 1.5 acre, four double bedrooms and a rich historical background within this desirable location. With records dating back to 1564, this charming farmhouse was formerly part of the renowned Hoar Cross Estate and is believed to date back to around 1300s where it was run as a working farm up until the late 1990s. The property sits on Thorney Lanes which was also a well used 'drovers route' used to walk livestock to market, and the farmhouse enjoys an idyllic location with a picturesque outlook over open fields and countryside to all sides. This unique home retains a wealth of beautifully retained

original features to include exposed beams, brickwork, thumb latch doors and inglenook fireplaces, and there is ample scope to extend or remodel as desired (STPP).

To the ground floor are a spacious lounge, dining room, a third reception room ideal as a study or playroom, breakfast kitchen, utility, wet room and lower ground floor cellar, with four excellent doubled bedrooms to the first floor serviced by a family bathroom and en suite bathroom. Outside, the south facing garden extends to a generous half an acre including a generous driveway and a range of outbuildings including a large double garage. Accessed off the drive is an enclosed 1 acre paddock which is included in the sale.

Chantry Farmhouse is serviced by both single and double glazed wooden framed windows and a new tank was fitted in 2019 to service the oil fired central heating. There is also a Fibre Broadband connection which has recently been made available in Hoar Cross.

Chantry Farmhouse is set within the premier hamlet of Hoar Cross, a desirable location renowned for the superb Hoar Cross Hotel and Spa which is within minutes of the property. The stunning scenery of the area gives opportunity for good walks and equestrian trails whilst local amenities and villages can be found a short drive away, including Abbots Bromley which is home to a superb array of amenities including a general

store, traditional pubs, a bistro, coffee shops, doctors, church and village hall. Chantry Farmhouse is serviced by a superb school catchment area including the Newborough Church of England Primary which feeds into the Ofsted rated 'Outstanding' John Taylor in Barton under Needwood, and there are an excellent choice of independent schools within close reach including Lichfield Cathedral, Repton and Smallwood Manor. Chantry Farmhouse is well placed for travel along the A50 and A38 allowing for swift access to the commercial centres of Birmingham, Derby, Stoke and Nottingham and the international airports of Birmingham and East Midlands are both within a comfortable commute.



- Detached Character Farmhouse
- Wealth of Features including Beams, Inglenook Fireplaces & Original Doors
- Superb Potential to Extend/Remodel
- Three Spacious Reception Rooms
- Breakfast Kitchen
- Laundry, Cellar & Wet Room
- Master Bedroom with En Suite
- Three Further Double Bedrooms
- Family Bathroom
- South Facing Gardens of 0.5 Acre
- Large Double Garage
- Range of Outbuildings
- 1 Acre Paddock
- Idyllic Rural Location
- Open Views to All Sides
- 'Outstanding' School Catchment



The front door opens into the original **Porch**, having quarry tiled flooring and a door opening into:

Dining Room 5.0 x 3.93m (approx. 16'4 x 12'10)
A spacious reception room showcasing a wealth of character to exposed beams, wooden flooring and an impressive inglenook fireplace with wood burning stove set to tiled hearth. There is a window to the front and doors open to the stairs rising to the first floor, to a useful **Cloakroom Cupboard** and into:

Breakfast Kitchen 4.45 x 3.99m (approx. 14'7 x 13'1)
The kitchen is fitted with a range of oak wall units and base cupboards with Corian worktops over, housing inset moulded double sink with side drainer and integral appliances including dishwasher, fridge freezer, double oven, warming drawer and electric hob with extractor above. There is space for a dining table to chairs to the middle of the kitchen and doors open to further useful fitted storage cupboards including a pantry. Brickwork archways and exposed beams showcase character and a thumb latch door opens into:

Lounge 6.15 x 4.93m (approx. 20'2 x 16'2)
A spacious reception room having a wealth of exposed beams, windows with character shutters to two sides and double doors opening out to the terrace and gardens. An inglenook fireplace houses a wood burning stove and there are fitted cupboards providing storage and housing the consumer unit

Study/Playroom 4.97 x 2.4m (approx. 16'3 x 7'10)
A useful reception room ideal as another sitting room, playroom or home office, having windows to the side, exposed beams and fitted shelving. A door opens into:

Laundry Room 2.65 x 2.32m (approx. 8'8 x 7'7)
This good sized utility room has windows to the side aspect, a ceramic Belfast sink and space for appliances including washing machine, tumble dryer and fridge freezer. there is a door out to the rear aspect and tiled flooring. Doors open into:

Wet Room 1.77 x 1.1m (approx. 5'9 x 3'7)
Comprising fitted wash basin, WC and shower unit, with tiled flooring, under floor heating, tiling to the walls and an obscured window to the rear aspect





Landing

Stairs rise from the **Dining Room** to the first floor split level landing, where doors open into:

Master Suite 5.09 x 4.84m (approx. 16'8 x 15'10)

A spacious double room having window to the front with countryside views and private use of:

En Suite Bathroom 5.0 x 2.39m (approx. 16'5 x 7'10)

Comprising a traditional Heritage suite fitted with pedestal wash basin, WC, bidet, double ended spa bathtub and shower cubicle, with tiled splash backs, vaulted ceilings with beams, a window to the side with views and low level fitted storage

Bedroom Two 4.37 x 4.0m (approx. 14'3 x 13'1)

Another superb double room having two double fitted wardrobes, a window to the side with views over the gardens, fitted shelving and paddock and a period fireplace

Bedroom Three 4.11 x 2.99m (approx. 13'6 x 9'9)

With a window to the front enjoying rural views and a large fitted cupboard

Bedroom Four 4.2 x 2.4m (approx. 7'10 x 13'9)

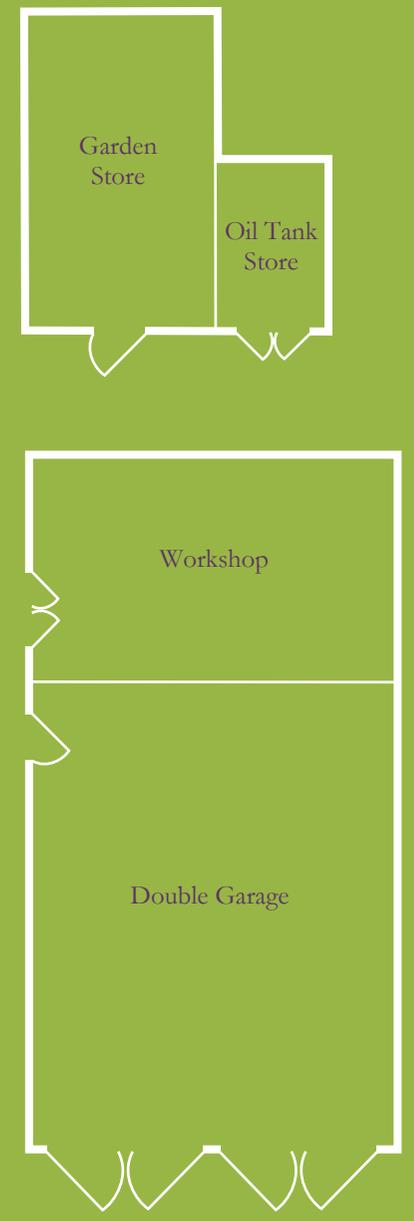
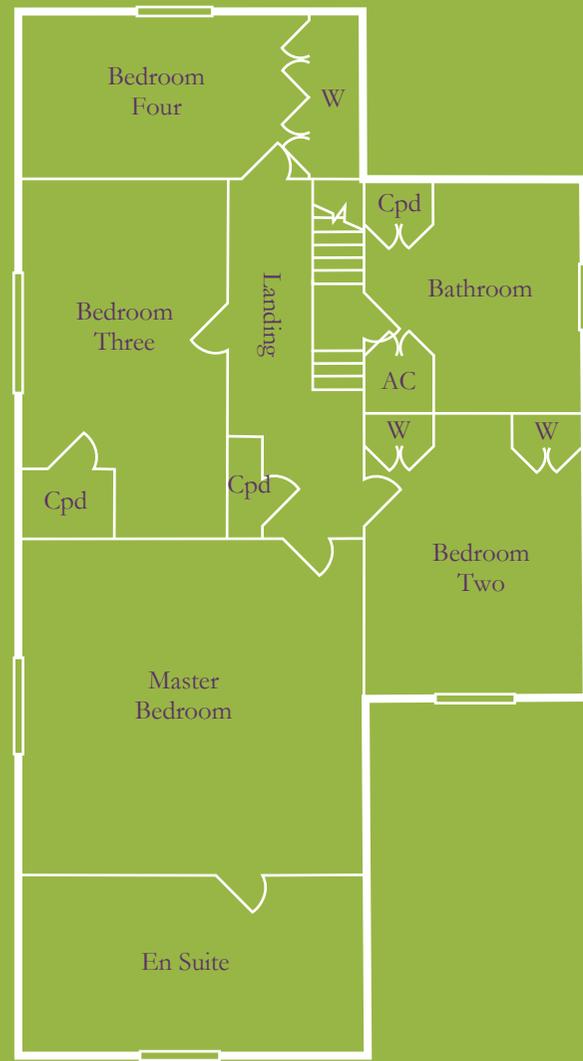
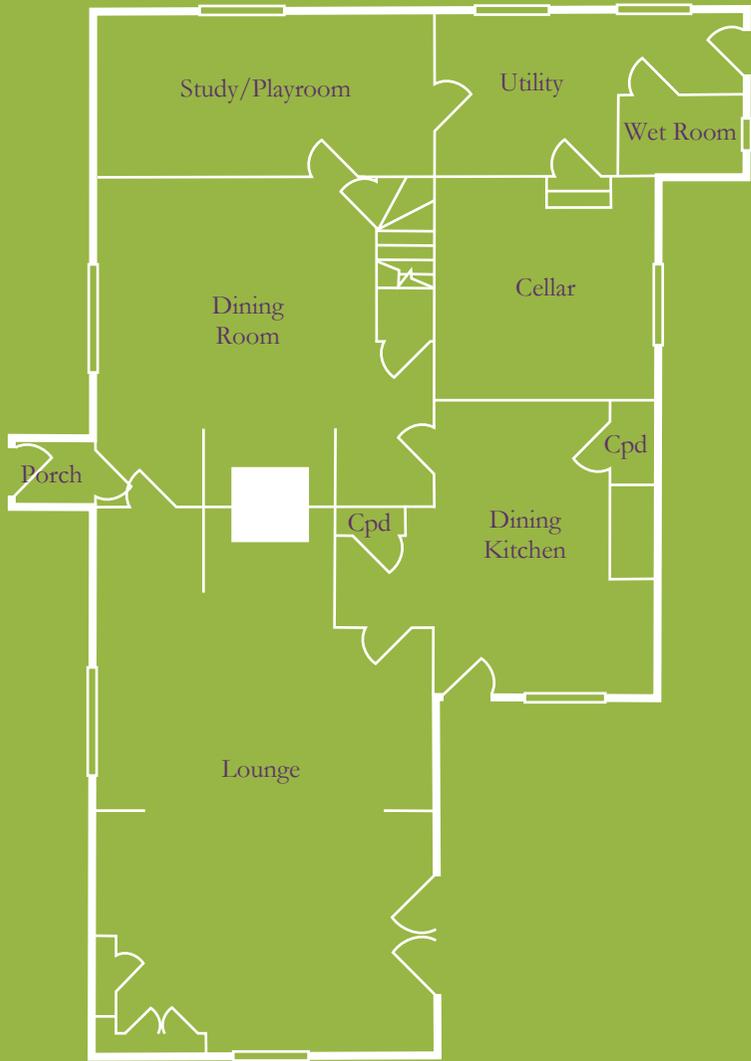
Another double room having window to the side with pleasant views and two double fitted wardrobes

Family Bathroom 3.5 x 3.44 (approx. 11'5 x 11'3)

Comprising wash basin and WC fitted to vanity unit, bathtub and double shower, with tiled splash backs, two chrome radiators, a window to the rear, vaulted ceilings with beams and fitted storage cupboards, one of which houses the hot water cylinder









Outside

Gated access opens into a generous driveway which splits in two, one way leading to the garaging and another to a driveway next to the property. There is ample parking to both driveways and gated access leads into the **1 Acre Paddock**

Double Garage 6.84 x 5.87m (approx. 22'5 x 19'3)

A superb garage having power, lighting, a courtesy door to the side aspect and twin double entrance doors measuring 9ft in height to be large enough for a motorhome to be stored inside. To the rear of the garage is a **Workshop/Store** 5.38 x 3.19m (approx. 17'7 x 10'5) which can be accessed from the garden and also features power and lighting. To the rear of the workshop is a gated open garden storage area

Next to the property is a terrace laid in Staffordshire blue brick which leads to the kitchen door and on to outbuildings off a charming walled courtyard including a gated store for the recently replaces oil tank and:

Garden Store 4.44 x 2.75m (approx. 22'5 x 19'3)
 With power and lighting

South Facing Gardens

Totalling **0.5 Acre**, the well tended gardens are laid to lawns, mature borders and a walled courtyard. Beyond the garage are further mature gardens featuring a range of fruit trees and overlooking stunning views over surrounding countryside

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.