



The Lodge Stables, Scotch Hills Lane, Newchurch, Hoar Cross, DE13 8RN



Enjoying an idyllic and peaceful setting overlooking open views is The Lodge Stables, an impressive character barn conversion showcasing a superb specification throughout, contemporary open plan interiors and five double bedrooms. Converted just two years ago, this immaculately presented home benefits from beautifully retained original features including brickwork and beams, paired with an excellent standard of finish including high grade insulation, eco-friendly air source heat pump central heating, under floor heating to both floors with individual room thermostats, LED lighting, a bespoke designed kitchen and many tailored fittings throughout including an impressive oak staircase with iron railing balustrade. The Lodge Stables is serviced by a combination of

contemporary aluminium frame and traditional hardwood double glazed windows and doors and enjoys a most picturesque setting along a private drive with open countryside views to both the front and rear.

The spacious and versatile interiors comprise briefly reception hall, sitting room, study and an impressive open plan dining kitchen with family room, utility, WC and guest cloakroom to the ground floor, with three double bedrooms, a master en suite and family bathroom to the first floor. There is a fourth bedroom with en suite to the ground floor and an additional room offers potential use as a fifth double bedroom or playroom. Outside, there is parking to a private driveway as well as access into an oversized garage, and the

property benefits from planning consent for a further addition to be made to the rear of the garage to create a workshop or ancillary accommodation (subject to approval). Beautifully tended rear gardens extend to a generous size and enjoy a idyllic outlook over fields and woodland and a further walled garden extends to the front aspect.

Set amidst rolling Staffordshire countryside and the National Forest, The Lodge Stables is ideal for those looking to make the most of their picturesque surroundings, with the stunning location giving ample opportunity for rural walks, cycle routes and equestrian pursuits. Newchurch is situated along the A515 just outside the premier hamlet of Hoar Cross, renowned for the Hoar Cross Hall

Hotel and Spa and the Meynall Ingram Arms. An array of local villages provide comprehensive amenities including Barton under Needwood where a post office, shops, pubs and cafes, a Co-Op and sports club can be found, as well as the Ofsted rated Outstanding John Taylor High School. There are also an excellent array of independent schools in the area including Smallwood Manor, Repton and Lichfield Cathedral. Well placed for commuters, the A38, A50 and M6 Toll can be reached within a short drive, rail travel from Lichfield provides direct links to Birmingham and London and the International airports of Birmingham and East Midlands are both within a 40 minute drive.



- Individual Character Barn Conversion
- Idyllic Location with Open Views
- High Specification Finish
- Open Plan Dining Kitchen with Family Room
- Sitting Room & Study
- Utility, Cloakroom & Guests' WC
- Four Double Bedrooms
- Fifth Double Bedroom/Playroom
- Two En Suites & Bathroom
- Beautifully Landscaped Gardens
- Large Garage & Parking
- Secluded Location along Private Drive
- Air Source Heat Pump Heating, Under Floor Heating Throughout
- Bespoke Double Glazed Windows
- Well Placed for Commuter Routes & Rail Travel
- Outstanding School Catchment

From the driveway the front door opens into:

Reception Hall

A spacious welcome to this individual barn conversion, having engineered oak floor (which extends throughout much of the ground floor), a skylight and doors into the **Sitting Room** and **Study**. Opening into:

Open Plan Dining Kitchen 9.34 x 5.13m (approx 30'7 x 16'9)

A stunning space comprising a formal dining area and quality fitted kitchen. The **Kitchen** comprises a range of solid wood shaker style wall and base units bespoke designed by New England Kitchens with marble style Quartz worktops over, housing an inset double Belfast sink and a comprehensive range of Neff integral appliances including dishwasher, full height larder fridge, freezer, induction hob with extractor above, steam oven and combination microwave oven. An island unit with Quartz worktops provides a breakfast bar and the kitchen offers ample storage space including a pantry cupboard with pull-out drawers. There is a window to the front aspect and the Dining Area features doors opening out to the rear gardens enjoying rural views. Opening into:

Family Room 5.02 x 3.49m (approx 16'5 x 11'5)

A spacious reception room having two sets of aluminium sliding doors opening out to the terrace and gardens, a window to the front and a large skylight. A door opens into the **Utility**

Sitting Room 4.88 x 3.75m (approx 16'0 x 12'3)

Another well presented reception room having original exposed brickwork and double doors opening to the front gardens. Please note there is planning consent for a addition of a chimney to house a wood burning stove if desired

Study 2.54 x 2.4m (approx 8'3 x 7'10)

An ideal home office having dual aspect windows

Playroom/Bedroom Five 3.35 x 3.13m (approx 10'11 x 10'3)

Ideal as a fifth double bedroom or further reception room, having a door opening to the rear aspect enjoying rural views

Cloakroom

The wash basin is set to an oak thrall sourced from the National Forest and the cloakroom houses a WC with panelled splash back and tiled flooring

Utility 5.96 x 1.98m (approx 19'6 x 6'6) – max
With tiled flooring, fitted base units housing an inset sink and spaces for both a washing machine and tumble dryer. A stable door opens out to the garden and internal doors open into the **Garage** and a second **Guests WC**





A feature oak staircase with bespoke made iron railing balustrade rises to the first floor accommodation, having a storage cupboard beneath, exposed brickwork and a window to the front in place of the original hayloft access enjoying stunning rural views. The **Galleried Landing** features vaulted ceilings with exposed beams and skylights, with doors opening into:

Master Bedroom 5.35 x 3.08m (approx 17'6 x 14'1)

A spacious principal bedroom having windows to two sides enjoying rural views and a skylight with remote controlled solar powered blind. The dressing area houses wardrobes which can be included in the sale and a door opens into:

En Suite 2.9 x 1.41m (approx 9'6 x 4'7)

Fitted with wash basin set to vanity unit, WC and walk in shower with level access, having tiled flooring, tiled splash backs, an electric heated towel rail and a skylight

Bedroom Two 4.59 x 2.3m (approx 15'0 x 7'6)

Having a wealth of exposed beams, skylight with solar powered remote controlled blind and a window to the rear aspect with open views

Bedroom Three 4.05 x 2.25m (approx 13'3 x 7'4)

With a window to the front overlooking open farmland, exposed beams and a skylight with solar powered remote controlled blind

Bathroom 2.7 x 1.91m (approx 8'10 x 6'3)

Comprising wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled flooring, tiled splash backs, an electric heated towel rail, bespoke fitted shelving and a skylight

Bedroom Four 3.06 x 2.97m (approx 10'0 x 9'8)

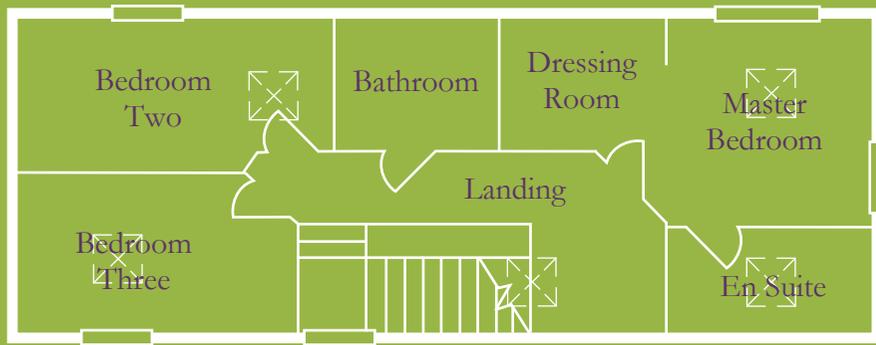
Set to the ground floor, this ideal guest suite has a window to the front aspect and a private use of:

En Suite 2.01 x 1.51m (approx 6'7 x 4'11)

Fitted with a contemporary suite having wash basin set to vanity unit, WC and corner shower, with tiled splash backs, tiled flooring, an electric towel rail and a skylight









Outside

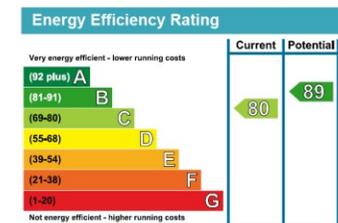
The Lodge Stables is set off the rural Scotch Hills Lane along a private drive servicing a handful of similar barn conversions and country homes. To the side aspect is a driveway with parking for a number of vehicles giving access into the garage and to the walled front garden which is laid to lawns and neatly stocked borders. The wall is topped with traditional wrought iron railings and beyond the drive idyllic views can be appreciated

Garage 6.3 x 4.13m (approx 20'7 x 13'6)

A large garage having manual double doors to the front aspect, lighting, a number of power points and ample storage space. The tank for the air source heat pump heating system is housed in here

Gardens

The rear gardens extend to a generous size and are laid to an elevated Indian stone terrace leading down to well tended lawns featuring raised flowerbeds and wildflower borders. There is gated access out to one side and the property benefits from exterior lighting, power sockets and a water point. The gardens enjoy peace and tranquillity and overlook panoramic views over fields and woodland



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.