



Foxhole Barn, Scotch Hill, Newchurch, Hoar Cross, DE13 8RL



Set within the premier hamlet of Newchurch is Foxhole Barn, a beautifully presented character home enjoying deceptively spacious interiors, two double bedrooms plus home office/potential third bedroom and an enviable rural setting. Showcasing immaculate interiors and a wealth of character throughout, Foxhole Barn is offered with no upward chain and presents an ideal opportunity to acquire a superior country home benefitting from open rural views and flexible accommodation. The interiors feature oak thumb latch doors throughout and comprise briefly oak framed reception hall, spacious sitting room, open plan dining kitchen, two double bedrooms, en

suite and family bathroom, with a conversion having been made to the original garage to create a second en suite and a versatile room ideal as a home office suite, occasional bedroom or second reception room. There is also potential to add further living space and Foxhole Barn currently benefits from permission for an extension to be made to the sitting room. Outside, a secure gated entrance shared with two additional barn conversions leads the generous gated driveway where there is ample space for the addition of a garage or car port (STPP). To the side of the property is a traditional courtyard and further landscaped gardens are

laid to the rear and enjoy an idyllic outlook over open countryside. Foxhole Barn lies within a picturesque conservation area and is serviced by double glazing and LPG gas central heating.

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. Foxhole Barn 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, and there are an excellent choice of independent schools within close reach including the Smallwood Manor, Denstone College, Foremark and Repton. Foxhole Barn 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 and rail travel from Lichfield gives direct links to Birmingham and London (in 80 minutes).



- Individual Country Barn Conversion
- Idyllic Rural Setting with Views
- Oak Framed Entrance Hall
- Spacious Sitting Room
- Open Plan Dining Kitchen
- Second Reception Room/Home Office/Guest Bedroom Suite
- Two Double Bedrooms
- Two En Suites & Bathroom
- Planning Permission Granted
- Beautifully Landscaped Garden
- Secure Gated Entrance to Ample Parking
- Further Courtyard Gardens
- Secluded Rural Setting
- Outstanding School Catchment Area
- Well Placed for Commuter Routes & Rail Travel



Reception Hall 3.04 x 2.45m (approx. 9'11 x 8'0)
A superb addition made by the current vendor, this oak framed entrance hall features stone tiled flooring, windows overlooking the rear garden and doors into:

Inner Hall
With a window to the rear, exposed beams and doors opening into:

Dining Kitchen 5.48 x 4.42m (approx. 17'11 x 14'5)
A stunning open plan space comprising a formal dining area and a comprehensively fitted kitchen. The bespoke solid wood painted **Kitchen** is fitted with a range of wall and base units with granite worktops over, housing an inset ceramic one and a half sink with side drainer, space for a range cooker and integral appliances including fridge, freezer, dishwasher and washing machine. There is a window to the rear aspect, the boiler is discreetly housed in here and tiled flooring extends into the **Dining Area** where dual aspect doors open out to the rear gardens and to an additional courtyard to the side. The kitchen features a wealth of exposed beams and an oak thumb latch door opens into:

Sitting Room 4.54 x 3.54m (approx. 14'10 x 11'7)
A beautifully presented reception room having window to the side, a door out to the landscaped gardens, exposed ceiling beams and a multifuel burning stove. The current vendor has obtained permission for the addition of a garden room to be built to the rear of the barn





From the **Reception Hall**, a doorway opens into a hallway having under floor heating, fitted storage housing a boiler which services this part of the property and leading into:

Family Room 5.1 x 5.06m (approx. 16'8 x 16'7)
This versatile space has been converted from the original double garage and provides opportunity for use as a home office suite, a third bedroom or additional reception room. There are windows to two sides and the impressive vaulted ceilings feature exposed beams. Double doors to the rear open out to the gardens and a door opens into:

Shower Room 3.06 x 1.71m (approx. 10'0 x 5'7)
Refitted in 2019, this en suite comprises a contemporary suite having wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled splash backs, under floor heating and a heated towel rail

Doors from the **Inner Hall** open into:

Master Bedroom 4.49 x 3.03m (approx. 14'8 x 9'11)
A spacious principal bedroom having window to the rear aspect, vaulted ceilings with beams and private use of:

En Suite 3.06 x 1.71m (approx. 10'0 x 5'7)
Comprising wash basin set to vanity unit, WC and shower, with tiled flooring, electric under floor heating, tiled splash backs and an obscured window to the side

Bedroom Two 3.3 x 3.11m (approx. 10'10 x 10'2)
Another good sized bedroom having a window to the side and exposed ceiling beams

Family Bathroom 2.29 x 1.66m (approx. 7'6 x 5'5)
Fitted with wash basin, WC and bathtub with shower unit over, having a heated towel rail, tiled flooring, electric under floor heating, tiled splash backs and a skylight



EPC in
Progress







Outside

A secure electric gated entrance opens from Scotch Hills Lane into a driveway servicing a total of three luxury barn conversions. A second gated entrance opens into the gravel driveway which leads to a generous parking area where there is a mature raised border and space for the addition of a garage. A pathway leads to the rear gardens

Landscaped Gardens

Immaculately tended gardens extend to a generous size and are laid to a paved terrace leading onto shaped lawns edged with stocked borders and further raised beds. There is a secluded area housing a garden shed and the LPG gas tank and the garden benefits from a waster point, exterior lighting and a pleasant outlook over surrounding countryside. A door from the **Dining Kitchen** opens out to a courtyard to the rear aspect, laid to feature borders and paved terraces



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.