



Thyme Cottage, Kitchen Garden, Hall Estate, Hoar Cross, DE13 8QS





Set within the exclusive hamlet of Hoar Cross is Thyme Cottage, an individual barn conversion benefitting from upgraded interiors, three double bedrooms and beautifully landscaped gardens. Showcasing a wealth of character throughout, this charming converted barn is set within a peaceful rural setting with a handful of similar properties nearby in the grounds of what was once the kitchen garden to the renowned Hoar Cross Hall. The recently upgraded interiors comprise briefly entrance hall, bespoke refitted kitchen, two reception rooms, third bedroom and shower room to the ground floor, with galleried staircases giving access to two further double bedrooms and a jack and jill en suite to the first floor. Outside, there is parking for two vehicles and a single garage, and immaculately landscaped gardens enjoy complete privacy. Thyme Cottage is serviced by oil fired heating and full double glazing.

Thyme Cottage lies in the premier hamlet of Hoar Cross, an area well known for the superb Hoar Cross Hotel and Spa. The stunning scenery of the area gives opportunity for good walks and equestrian pursuits locally, with an array of amenities available within a few minutes drive in the villages of Yoxall, Abbots Bromley and Barton under Needwood. Thyme Cottage is serviced by a superb school catchment area including the highly regarded St Peters Primary in Yoxall and the Ofsted rated 'Outstanding' John Taylor High in Barton under Needwood. The location 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 within a comfortable commute and direct rail travel from Lichfield gives access to Birmingham and London (in 80 minutes).



- Individual Character Barn Conversion
- Wealth of Features Throughout
- No upward Chain
- Peaceful Location in Prestigious Setting
- Bespoke Refitted Kitchen
- Two Spacious Reception Rooms
- Two Galleried Staircases
- Three Double Bedrooms
- Jack & Jill En Suite & Shower Room
- Single Garage & Private Parking
- Beautifully Landscaped Garden
- Well Placed for Commuter Routes & Rail Travel
- 'Outstanding' School Catchment

including dishwasher, fridge, freezer, electric hob with extractor and microwave. There is a window to the front aspect and the kitchen features vaulted ceilings with exposed brickwork. A glazed galleried staircase with storage beneath rises to the first floor accommodation and a step leads up into:

**Dining Room** 4.76 x 3.58m (approx. 15'7 x 11'8)  
With slate flooring and archways into the **Sitting Room**, this spacious formal dining room also features an impressive brickwork fireplace and a window to the front with stone sill

**Sitting Room** 7.38 x 3.56m (approx. 24'2 x 11'8)  
Extending to a generous size, this reception room features character oak flooring, two sets of double doors out to the gardens and a wood burning stove with exposed flue

The solid wood front door opens into:

**Entrance Hall**

Having slate flooring, windows to the front and an opening into:

**Bespoke Kitchen** 3.68 x 3.54m (approx. 12'0 x 11'7)

Having been recently refitted, the bespoke designed kitchen is fitted with a range of grey wall and base units with quartz worktops over, housing inset ceramic sink and integral appliances







A door from the **Sitting Room** opens to a staircase rising to:

**Master Bedroom** 4.93 x 3.55m (approx. 16'2 x 11'7)

A spacious principal bedroom having windows to two sides, skylights and a range of fitted wardrobes. A door opens into:

**Jack & Jill En Suite** 2.78 x 2.11m (approx. 9'1 x 6'11)

Comprising wash basin set to vanity unit, WC and a walk in double shower, with tiled flooring, half tiling to walls, a chrome heated towel rail, a skylight and a door to eaves storage. A step up leads into:



**Bedroom Three** 4.19 x 3.62m (approx. 13'9 x 11'10) – max

Another double bedroom having skylights, painted beams with exposed ironwork and fitted storage. A door opens out to the **Galleried Landing** overlooking the **Kitchen**

**Bedroom Two** 3.26 x 2.94m (approx. 10'8 x 9'7)

A third double bedroom having window to the front and a range of fitted wardrobes

**Shower Room** 1.94 x 1.69m (approx. 6'4 x 5'6)

A modern shower room comprises wash basin set to vanity unit, WC and walk in double shower, with tiled flooring and tiled walls

From the **Entrance Hall** doors open into:





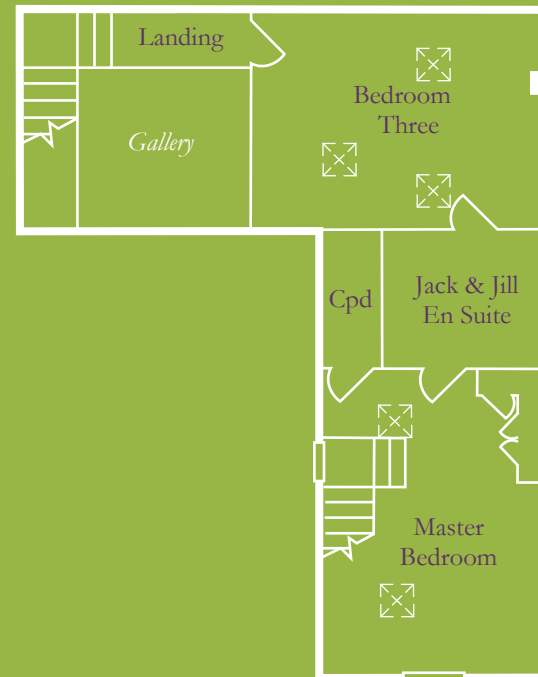
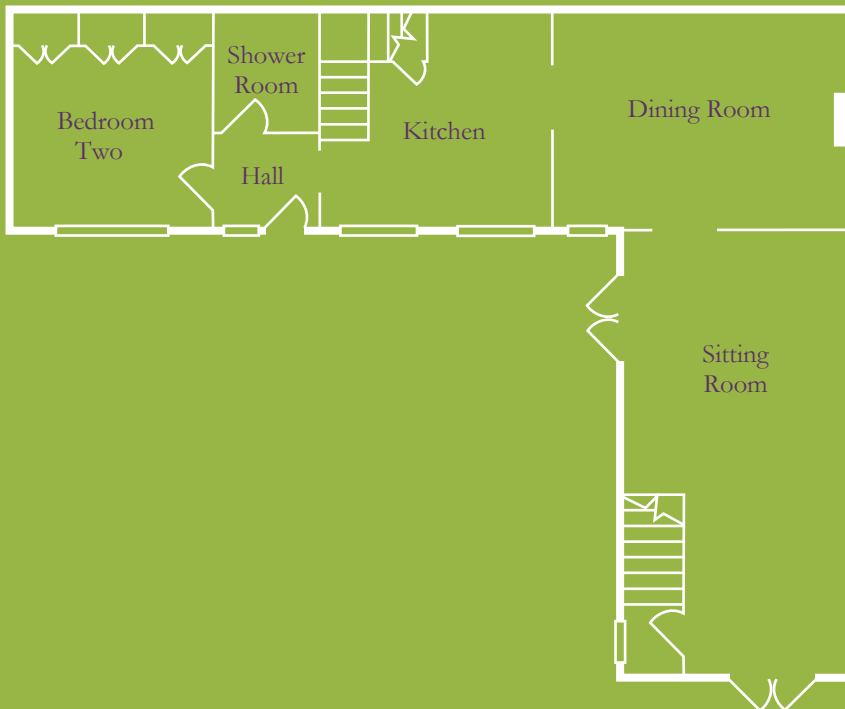


**Outside & Gardens**

Thyme Cottage is accessed via a private lane shared with a handful of similar barn conversions and period homes. Off the lane, the property benefits from parking for two vehicles to two driveways and gated access opens to a pathway through the **Landscaped Garden** to the front door. The property also owns a **Single Garage** which lies off the shared drive. The garden is laid to shaped lawns, stocked borders and a paved terrace, all of which enjoy privacy to all sides. There is exterior lighting and a water point and the oil tank is housed within the garden

**Directional Note**

From the centre of Hoar Cross, take the turning towards Hoar Cross Nursing Home and proceed down the lane. Just after leaving the woodland, take the first left (before the semi detached properties) and continue to the end of the lane past the garages, the property will be at the end of the lane on the right hand side



**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.