



**Dawsons Lodge,** Thorney Lanes, Hoar Cross, DE13 8QT





Enjoying a secluded countryside position within the premier hamlet of Hoar Cross is Dawsons Lodge, a contemporary detached converted barn benefitting from stunning open plan living accommodation, three double bedrooms and an idyllic outlook over Staffordshire countryside. Completed as a new conversion in 2016, this individual country home offers well presented interiors set over a single level, featuring modern bathrooms, an impressive open plan kitchen and under floor heating via an eco-friendly air source heat pump. The interiors comprise reception hall, open plan living and dining kitchen, utility, cloakroom, three double bedrooms, master en suite and family bathroom. The barn lies at the end of a private drive shared with one other property and the gated plot extends to in excess of a third of an acre and is bordered by mature woodland. Lawned gardens extend to the sides and rear, enjoying uninterrupted views over peaceful surrounding countryside, new windows will be fitted in 2021 and there is potential (STPP) for the addition of a home office, garden room or garage if desired.

Dawsons Lodge is set in the idyllic rural hamlet of Hoar Cross, a desirable location renowned for the superb Hoar Cross Hotel and Spa and the Meynall Ingram Arms pub, both of which are within a short walk of the property. The stunning scenery of the area gives opportunity for good walks and equestrian trails and local amenities can be found nearby in the historic 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. Hoar Cross is serviced by a superb school catchment area including the St Peters Primary School in Yoxall which feeds into the Ofsted rated 'Outstanding' John Taylor in Barton under Needwood. The property is well placed for travel along the A50, A38 and M6 Toll allowing for swift access to the commercial centres of Birmingham, Derby, Stoke and Nottingham, and the international airports of Birmingham, East Midlands and Manchester are within a comfortable commute. Direct rail links to Birmingham and London can also be found in Lichfield.

- Individual Detached Barn Conversion
- Tranquil Countryside Setting with Views
- Open Plan Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Three Double Bedrooms
- Master En Suite & Bathroom
- Gated Entrance & Ample Parking
- Generous 0.35 Acre Plot
- Potential for Garage/Garden Room/Home Office (STPP)
- Secluded Position & Private Drive
- New Windows & Doors in 2021
- Private Drainage, Double Glazed & Air Source Heat Pump Under Floor Heating
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

#### Reception Hall

A door with glazed panels opens from the side into the hallway, having windows to the side and a

Door into the **Cloakroom** which is fitted with pedestal wash basin and WC. A door opens into:

#### Open Plan Living & Dining Kitchen 6.87 x 6.33m (approx. 22'6 x 20'9)

Offering flexibility for dining and living areas, this spacious open plan room has twin sets of double doors out to the rear terrace and gardens where the open views can be appreciated. The **Kitchen** comprises a range of fitted base units with complementary worktops over, housing inset sink with side drainer, space for an American fridge freezer and integral appliances including dishwasher, oven and electric hob with extractor above. There are windows to two sides and a door opens into:

#### Utility

Fitted with oak shelving and base units housing an inset sink and space for a washing machine, with a door out to the side and further door into a useful storage cupboard housing the boiler







Doors open from the **Hallway** into:

**Master Bedroom** 4.99 x 3.47m (approx. 16'4 x 11'5)

A spacious principal bedroom having a window to the side and private use of:

**En Suite**

Comprising a modern suite having pedestal wash basin, WC and corner shower, with tiling to the walls

**Bedroom Two** 4.36 x 3.0m (approx. 14'4 x 9'10)

A double room having window to the front aspect

**Bedroom Three** 3.72 x 3.15m (approx. 12'2 x 10'4)

A third double room having a window to the front

**Bathroom**

Fitted with pedestal wash basin, WC and double ended bathtub with shower unit over, having tiled splashbacks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







## Outside

Dawsons Lodge is accessed down a private drive shared with one neighbour. Gated access opens from the driveway into a generous parking area where there is an area to one side ideal for lawning or extending the parking area. Double doors open into the **Reception Hall** and the gardens wrap around the barn leading to:

## Rear Gardens

Laid to a paved terrace and lawns enclosed with post and rail fencing, the generous gardens enjoy plenty of sunlight, privacy and an idyllic outlook over open country and mature woodland. The overall plot extends to a generous **0.35 Acre** and offers superb potential for landscaping. There may also be the option to add a garage, home office or garden room subject to planning consent



**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.