



Birchwood View Cottage, Abbots Bromley Road, Hoar Cross, DE13 8RA



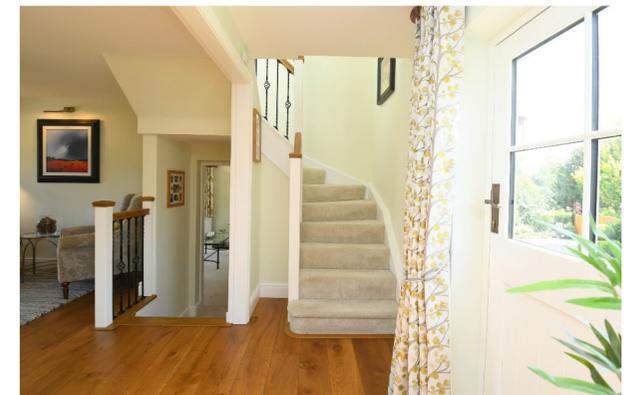
Enjoying an idyllic and peaceful setting in prestigious Hoar Cross is Birchwood View Cottage, an individual detached barn conversion benefitting from immaculately presented interiors, three bedrooms and a generous half an acre garden plot. Having been refurbished in recent years, Birchwood View Cottage has received upgrades to include a refitted kitchen with under floor heating, new bathrooms and new hardwood windows and doors throughout. The beautifully presented interiors comprise bespoke breakfast kitchen, open plan dining room & snug, sitting room and cloakroom to the ground floor, with three bedrooms (two doubles) to the first floor serviced by a family bathroom and cloakroom. Outside, the half an

acre plot is accessed via an electric gated entrance where there is ample parking and access into a double oak framed car port and workshop. Beautifully manicured gardens are laid to shaped lawns, neatly stocked borders and mature trees, with landscaped terraces and a pavilion style arbour with wood burner providing plenty of space for outdoor entertaining whilst enjoying the peaceful setting and countryside views.

Hoar Cross is a rural hamlet nestled within stunning Staffordshire countryside. As well as the superb Hoar Cross Hall Hotel and Day Spa, the village is home to a historic church with further amenities just minutes away at the local villages of Abbots Bromley, Yoxall

and Barton under Needwood where shops, pubs, post offices and further amenities. The recently opened Deer Park Farmshop and Café also lies on the outskirts of Hoar Cross. The hamlet is served by Ofsted 'Outstanding' rated schools including the Newborough Church of England Primary School which feeds into John Taylor High in Barton under Needwood. There are also an array of excellent private schools in the area including Repton School, Lichfield Cathedral and Denstone College, all easily accessible from the property. Hoar Cross is well placed for access to the A515, and there are excellent links to the A38 and A50 and the national motorway network beyond.

- Immaculate Detached Barn Conversion
- Desirable Setting with Panoramic Views
- Stunning 0.5 Acre Plot
- Bespoke Breakfast Kitchen
- Two Spacious Reception Rooms
- Guest's Cloakroom
- Three Bedrooms (Two Doubles)
- Family Bathroom & Additional WC
- Wrap Around Half an Acre Gardens
- Landscaped Terraces & Pavilion Style Arbour with Wood Burner
- Detached Double Car Port with Workshop
- Ample Parking & Gated Entrance
- 'Outstanding' School Catchment
- Peaceful Rural Location
- Oil Central Heating & Recently Replaced Double Glazed Windows and Doors



Steps from the driveway lead down to the terrace where a stable door opens into:

Bespoke Breakfast Kitchen 5.25 x 2.94m (approx. 17'2 x 9'7)

The refitted kitchen comprises a range of French Grey wall and base units with granite worktops over, housing an inset ceramic sink with side drainer and a range of integral appliances including dishwasher, fridge, freezer, Bosch oven, induction hob with extractor above and washing machine. Granite worktops extend to one side to create a breakfast bar, and the kitchen has tiled flooring with electric under floor heating. There are windows to the side and a door opens into:

Dining Room & Snug 5.8 x 5.4m (approx. 18'11 x 17'9) – max

An immaculately presented room offering versatile living and dining spaces, having windows and a door out to the terrace and gardens, engineered oak flooring and an entryway with a door out onto the lane. Stairs rise to the first floor accommodation and further steps lead down into the second reception room where there is a door to fitted downstairs storage

Sitting Room 5.53 x 4.06m (approx. 18'1 x 13'3)

A generous light and airy room having triple aspect windows and double door out to the gardens and a traditional LPG gas fired stove set to granite hearth

Cloakroom

With engineered oak flooring, wash basin set to vanity unit and WC





Stairs with feature cast iron balustrading rise to the first floor **Landing**, where there is useful fitted eaves storage, a skylight and doors opening into:

Master Bedroom 4.1 x 3.94m (approx. 13'4 x 12'11)

A spacious principal bedroom having a window to the side enjoying panoramic rural views and a skylight

Bedroom Two 4.0 x 2.96m (approx. 13'1 x 9'8)

Another generous double room having useful eaves storage, loft access and a skylight overlooking idyllic views

Bedroom Three 3.73 x 2.17m (approx. 12'2 x 7'1)

Ideal as a study or third bedroom, having bespoke fitted storage and a skylight

Bathroom 1.93 x 1.86m (approx. 6'3 x 6'1)

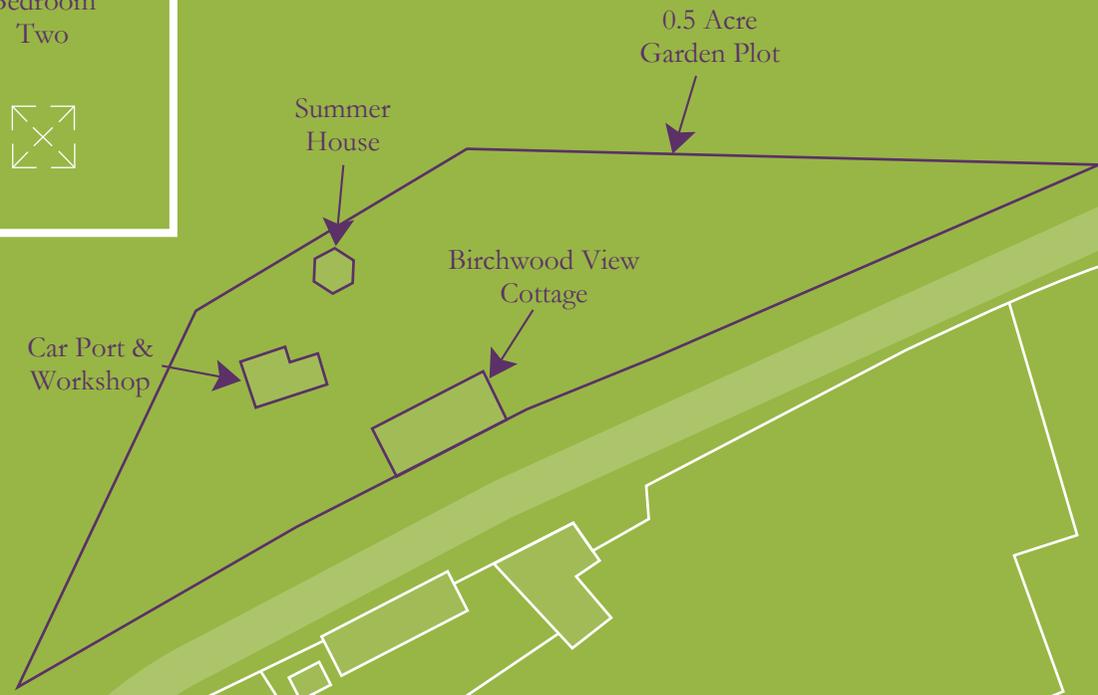
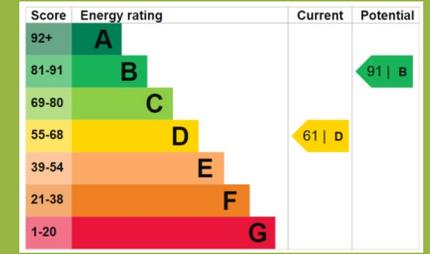
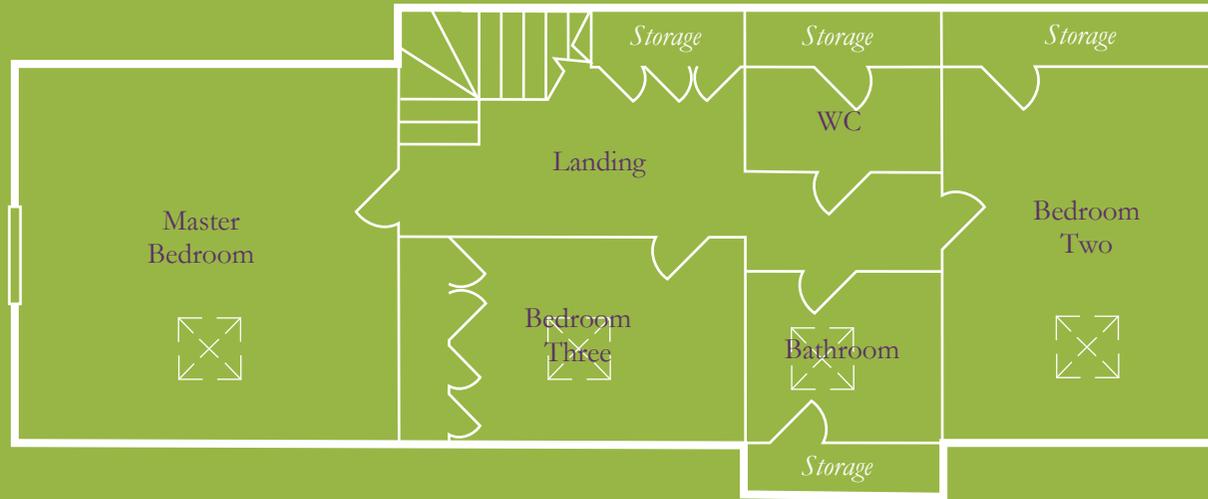
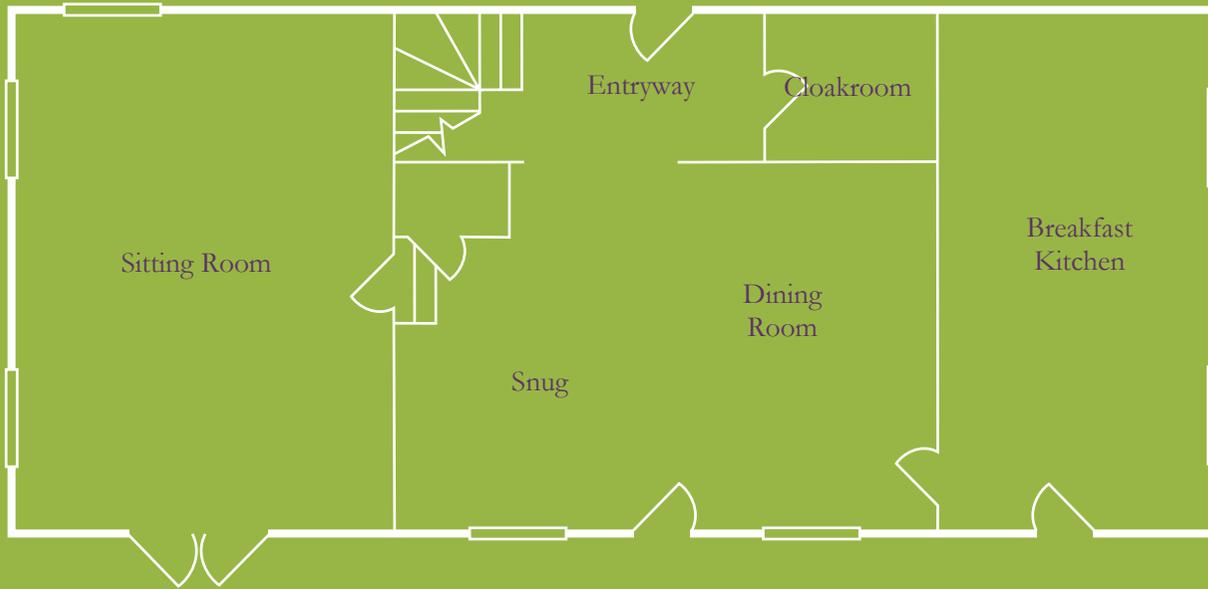
A modern suite comprises wash basin set to vanity unit and bathtub with shower unit over, with tiled splashbacks, a heated towel rail, a skylight enjoying views and eaves storage

Separate WC 1.95 x 1.1m (approx. 6'4 x 3'7)

Fitted with wash basin and WC both set to vanity units, having tiled splash backs and an eaves storage cupboard









Outside

Birchwood View Cottage lies on a quiet lane servicing a handful of country homes and barn conversions off Abbots Bromley Road. Double electric gates open into the driveway where there is parking for a number of vehicles and access into raised lawns which house a garden shed

Oak Framed Car Port 5.58 x 5.12m (approx. 18'3 x 16'9)

Housing twin parking bays and a loft ladder to a generous storage space above, the car port also houses a **Workshop** 2.83 x 2.83m (approx. 9'3 x 9'3), with power, lighting, fitted units and dual aspect entrance doors

0.5 Acre Wrap Around Gardens

Extending to a generous half an acre, the manicured gardens extend to the rear and sides of the barn and are laid to extensive lawns and mature trees and borders, all enjoying stunning countryside views. Walled terraces are laid next to the property and a **Pavilion Style Arbour** with flagstone flooring and a wood burning stove provides a covered space for outdoor seating



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.