



Foxhole Barn, Scotch Hill, Newchurch, DE13 8RL

Foxhole Barn is a beautifully presented barn conversion located in the premier hamlet of Newchurch. The property enjoys an enviable rural setting with glorious views over the surrounding countryside and flexible accommodation with superb potential to extend further. Spacious interiors comprise an outstanding en suite master bedroom which has french windows opening on to the south facing garden, a second generously sized bedroom with en-suite shower room and a third double bedroom/study.

Planning permission has been granted for the addition of a Garden Room also an extension to the Sitting Room. Two double en-suite bedrooms and a third bedroom/study showcase immaculate interiors which have

been recently remodelled to add an impressive bespoke oak framed open fronted garage. Foxhole Barn presents an ideal opportunity to acquire a superior country home benefitting from: immaculate interiors comprising briefly, oak framed reception hall, spacious sitting room, open plan dining kitchen, three double bedrooms, two en suite shower rooms and family bathroom, with a useful space off the master bedroom providing potential uses as a laundry room, dressing room or study. There is planning permission, granted in perpetuity to add further living accommodation to both the front and rear aspects, and Foxhole Barn has recently been remodelled to an excellent standard to create an impressive oak framed garage. Outside, a secure gated entrance shared with two additional barn conversions

leads a generous gated driveway where there is parking for a number of vehicles. To the side aspect is a small kitchen garden with raised beds and a deck terrace, south facing landscaped gardens and a west facing courtyard rose garden complete the picture. Foxhole Barn lies within a picturesque conservation area and is serviced by double glazing and LPG gas central heating.

Newchurch lies adjacent to the prime hamlet of Hoar Cross, well known for the superb Hoar Cross Hotel and Spa, popular Meynall Ingram Arms restaurant and Deer Park country store and tea room. The stunning scenery of the area gives opportunity for good walks and equestrian pursuits. The village of Yoxall is a short drive away where further

services are available including doctor's surgery, village store and popular gastro pub. Foxhole Barn is entered in a superb school catchment area including the highly regarded St Peters Primary School in Yoxall and the renowned John Taylor High School in Barton under Needwood, and there is an excellent choice of independent schools within close reach including Smallwood Manor, Denstone College, Foremark Hall and Repton School. Foxhole Barn has excellent transport links and well placed for travel along the A50 and A38 with 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.



- Individual Country Barn Conversion
- Vaulted Ceilings and a Wealth of Exposed Beams
- Idyllic Rural Setting with far reaching Pastoral Views
- Oak Framed Entrance Hall
- Comfortable Sitting Room
- Open Plan Dining Kitchen
- Planning Permission for Two Extensions
- Three Double Bedrooms
- Two En Suites & Bathroom
- Dressing Room/Utility Room
- Magnificent Oak Framed open fronted garage
- Electric Gated Entrance & Ample Parking
- Beautifully Landscaped South Facing Gardens and West Facing Courtyard Rose Gardens
- Secluded Rural Setting
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes & Rail Travel

Reception Hall 3.04 x 2.45m (approx. 9'11 x 8'0)

A splendid entrance into this individual barn conversion, having oak framed full height double glazed windows to the front and rear, stone flooring with underfloor heating and door 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 handmade solid wood painted **Kitchen** is fitted with a range of wall and base units with granite worktops over, housing an inset s/s one and a half sink with side drainer, a Rangemaster induction Range Cooker, integral appliances including fridge, freezer, dishwasher and washing machine. Double french doors open out to the gardens and a second door opens out to the rear courtyard rose garden. The kitchen features a vaulted ceiling and wealth of exposed beams.

Sitting Room 4.54 x 3.54m (approx. 14'10 x 11'7)

A beautifully presented and comfortable reception room having window to the side, a door out to the landscaped gardens, exposed ceiling beams and a multifuel burning stove. Planning permission has been granted in perpetuity offering the opportunity to extend this room to two aspects to create further living space to both the front and rear





To the left of the **Reception Hall**, a tall cupboard houses a boiler which serves this part of the property and generous wardrobe space is also present. Leading into:

Master Bedroom 5.06 x 3.61m approx. 16'7 x 11'11)

A spacious double bedroom having window to the front aspect, vaulted ceilings with a wealth of beams, a useful mezzanine level offering storage space and double doors which open out to the gardens. From this bedroom a door leads into a **Utility Room** 5.06 x 1.38m (approx. 16'7 x 4'6) having a window to the side. This versatile space could be ideal as a dressing room or home office and has loft access to the mezzanine level above.

En Suite Shower Room 3.06 x 1.71m (approx. 10'0 x 5'7)

The en suite comprises a contemporary suite having wash basin inset to vanity unit, WC and walk in shower with both high level rain and hand held shower heads, underfloor heating, tiled flooring, tiled splash backs, under floor heating and a heated towel rail

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

Bedroom Two 4.49 x 3.03m (approx. 14'8 x 9'11)

A spacious principal bedroom having full length window to the rear aspect, vaulted ceilings with exposed beams:

En Suite Shower Room 3.06 x 1.71m (approx. 10'0 x 5'7)

Comprising wash basin, WC and shower, with tiled flooring, tiled splash backs and a window with obscure glazing

Bedroom Three/Study 3.3 x 3.11m (approx. 10'10 x 10'2)

A third double bedroom or study, having a full length window overlooking the rose garden 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, underfloor heating, tiled flooring, tiled splash backs and a skylight. This bathroom also serves as a guests WC and cloakroom





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Existing Layout



Permission Granted





Outside

A secure electric gated entrance opens from Scotch Hill into a driveway serving a total of three luxury barn conversions. A further gated entrance leads into the private gravel driveway and generous parking area at the front of Foxhole Barn. Here there is a mature raised flower border and access into:

Oak Framed Garage 6.0 x 4.04m (approx. 19'8 x 13'3)

An impressive bespoke garage having window to the side overlooking views, a courtesy door at the rear into the gardens, power, lighting and a useful mezzanine storage area

Landscaped Gardens

Immaculately tended colourful gardens extend to a generous size and are laid to a paved terrace leading onto shaped lawns edged with interestingly stocked borders, a seating area and raised ornamental flower beds. Running along the side of the garage there is a gravel path which gives access to the rear of the property and leads past a garden shed, small kitchen garden and deck area. The garden benefits from water points to front and rear, exterior lighting and a beautiful outlook over surrounding countryside.

From the kitchen, a door opens out to a charming **Courtyard Garden** laid to shaped and neatly stocked borders, mature hedged and paved seating areas, offering an alternative outdoor entertaining area



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.