



# Dream Weaver

Hoar Cross

 Parker  
Hall

Independent Estate Agents

# Dream Weaver

Maker Lane Hoar Cross DE13 8FR

Residing within a premier countryside setting bordering the villages of Yoxall and Hoar Cross is Dream Weaver, a contemporary two bedroom barn conversion enjoying a sunny west facing aspect and a peaceful rural setting with far-reaching countryside views.

Showcasing a contemporary exterior and quality interiors, this individual conversion is offered with the benefit of no upward chain and combines the ideals of rural country living with convenient access to surrounding commuter routes and amenities. Forming part of an exclusive and delightfully rural community of individual barns, Dream Weaver presents generously proportioned open plan interiors, luxurious double bedrooms and independent outside space including gardens, parking and a single garage, all overlooking idyllic surrounding countryside views which are highlighted from a contemporary first floor balcony. Dream Weaver is finished to an exceptional standard throughout, being serviced by oil central heating, double glazed windows and includes with a 10 years new homes warranty.

- Contemporary Newly Converted Barn
- Offered with No Upward Chain
- Tranquil Location with Exceptional Views
- Spacious & Versatile Interiors
- Magnificent Open Plan Living & Dining Kitchen
- Reception Hall & Utility/Cloakroom
- Master with Walk in Wardrobe & En Suite Bathroom
- Stunning First Floor Balcony
- Bedroom Two with En Suite & Walk in Wardrobe
- Landscaped West Facing Garden
- Single Garage & Parking for Three
- Additional Visitors Parking
- 10 Year New Homes Warranty
- Oil Central Heating & Double Glazed Windows
- Desirable Setting in Premier Hamlet
- 'Outstanding' School Catchment



what3words:



**Idyllic Setting:** Positioned ideally between the bustling village of Yoxall and the premier hamlet of Hoar Cross, Redbank Farm Barns enjoy a desirable and tranquil setting overlooking peaceful countryside views. Rambling, cycling and equestrian pursuits can all be enjoyed from your doorstep, with surrounding commuter routes and amenities easily accessible from the secluded yet well connected position.

**Village Living:** Yoxall is around one mile away and is home to a vibrant community centred around the character High Street where pubs, a convenience store and Post Office, a butchers' and a Health Centre can all be found. Rural amenities include a local Butchers, Bakery and the Deer Park Farmshop and Café, all being within a healthy walk from the property. The barns lie a short drive from both Hoar Cross Hall Spa & the FAs St George's Park, both of which offer health and leisure facilities including a members' only gym. Local Barton under Needwood offers more comprehensive amenities including a Post Office and Co-Op, boutique shops, a doctors surgery, dispensary pharmacy, Holland Sports Club and a village hall.

**Schooling:** The area benefits from excellent schooling both private and state, with the 'Outstanding' rated St Peters Primary School in Yoxall feeding into John Taylor Academy in Barton under Needwood. The John Taylor Free School in Tatenhill also lies within a convenient drive, and independent institutions include Lichfield Cathedral, Repton, Denstone and Abbotsholme.

**Well Connected:** The village acts as an A38 corridor, giving swift access to the A50 and national motorway network beyond. For commuters, the commercial centres of Burton on Trent, Lichfield, Birmingham, Uttoxeter and Nottingham are all reachable, rail travel from Lichfield provides direct links to Birmingham and London, and the International Airports of East Midlands, Birmingham and Manchester are each with an hour's drive.





A landscaped pathway leads to the front door, opening in turn to the spacious **Reception Hall** which has been fitted with a fabulous range of bespoke cloakroom storage. Doors open to the **Utility/Cloakroom** and into the magnificent **Open Plan Living & Dining Kitchen**, a beautifully appointed space offering flexible dining and living areas and a shaker style kitchen.

The **Kitchen** is fitted with a range of Wren wall and base units with quartz worksurfaces over, housing a Smeg range cooker, integrated dishwasher and integrated fridge freezer. An oak worktops extends to one side to create a breakfast bar and tiled flooring extends into the **Dining Area** and **Living Room**, where sliding doors open out to the private garden. There is also a bespoke media wall with recessed shelving to the living area.

Accessed from the hallway is a useful **Utility/Cloakroom**, housing a WC and storage with inset sink and a washing machine.





Stairs rise to the **First Floor Landing**, where a window to the front overlooks idyllic farmland views. Doors open into the **Master Suite**, a generous principal bedroom having a fully fitted **Walk in Wardrobe** and sliding doors out to a luxurious **Balcony** which has lighting, exterior power and glazed balustrading enjoying tranquil views. A door opens into the **En Suite Bathroom**, having a freestanding bathtub and oversized shower, with further doors leading into the **Cloakroom** and back out onto the landing.

Stairs continue to the **Second Floor Landing** which offers an ideal study space, with a door opening into the **Second Bedroom**, another immaculate bedroom fitted with a range of bedroom furniture and wardrobes. Skylights provide plenty of natural light, and doors open into two useful cupboards, ideal as loft storage or for conversion into walk in wardrobes. A door from the landing opens into the **En Suite Shower Room**.

A lengthy drive leads from Maker Lane up to Redbank Farm, where **Double Electric Gates** open into a private limestone gravel drive leading to the **Single Garage** and ample informal **Visitors Parking**. Dream Weaver also has parking to the fore of the **Single Garage** (to the left of the block of three) which has an electric entrance door, and there are two parking spaces to the side of the property where gated access opens into the garden. The **West Facing Garden** offers an ideal space to enjoy the peaceful surroundings and has been landscaped with paving and artificial grass, being safely enclosed with a picket fence and laurel hedging which provides plenty of privacy. There is exterior power and lighting.





## Ground Floor

**Reception Hall** 6.3 x 1.85m (approx. 20'7 x 6'0)

**Open Plan Kitchen** 8.74 x 5.07m (approx. 28'7 x 16'7)

**Utility/Cloakroom** 2.32 x 1.85m (approx. 7'7 x 6'0)

## First Floor

**First Floor Landing** 8.75 x 1.85m (approx. 28'8 x 6'1)

**Master Bedroom** 5.4 x 5.08m (approx. 17'8 x 16'7)

**Walk in Wardrobe** 2.0 x 2.0m (approx. 6'5 x 6'5)

**En Suite Bathroom** 3.01 x 2.0m (approx. 9'10 x 6'5)

**Jack & Jill WC** 2.2 x 1.85m (approx. 7'2 x 6'0)

## Second Floor - restricted headheight

**Second Floor Landing** 6.15 x 1.85m (approx. 20'2 x 6'0)

**Bedroom Two** 6.74 x 5.08m (approx. 22'1 x 16'7)

**Walk in Wardrobe** 2.0 x 2.0m (approx. 6'6 x 6'6)

**Loft Store** 3.0 x 2.0m (approx. 9'10 x 6'6)

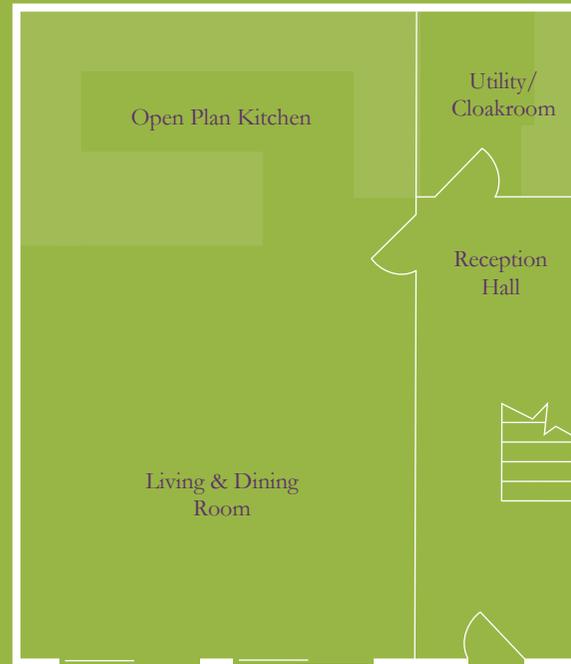
**En Suite Shower Room** 3.12 x 1.85m (approx. 10'2 x 6'0)

## Outside

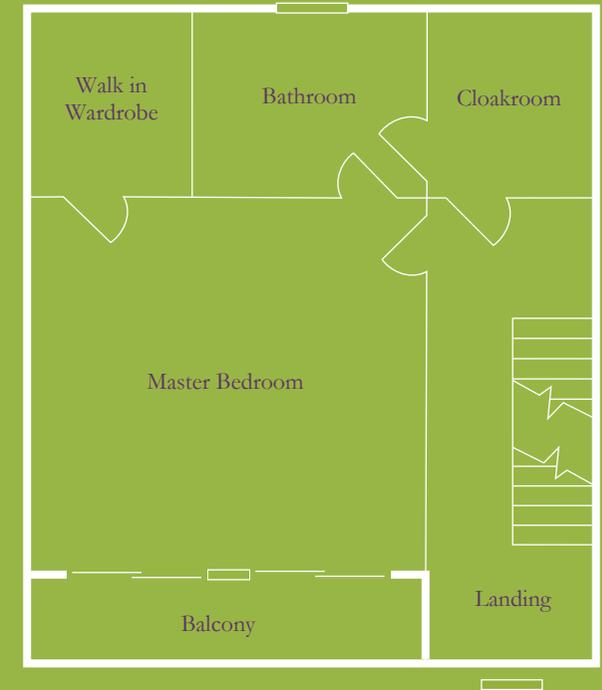
**Single Garage** 5.87 x 2.66m (approx. 19'2 x 8'9)



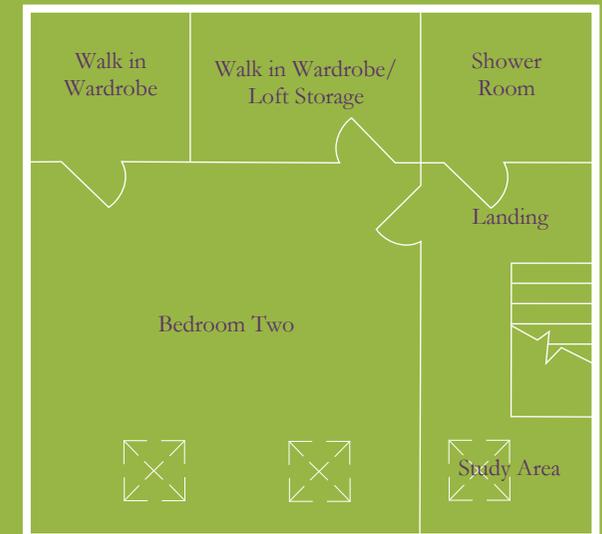
Ground Floor



First Floor



Second Floor



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**Measurements:** Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

**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.



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