



Cobblestone Barn
Hoar Cross, Burton on Trent

Cobblestone Barn

Scotch Lane,
Newchurch,
Hoar Cross,
Burton on Trent,
DE13 8RL

A superb 5 bed Barn Conversion with excellent equestrian facilities, in a convenient rural location; in all about 3.5 acres.

- Stylish barn conversion, fitted to a high specification
- GF: Entrance Hall, WC, Lounge, Snug / Dining Room, Kitchen, Utility, Bathroom.
- FF: Master Bed with en-suite, further 4 double beds (2 with en-suite shower rooms).
- Double Garage, twin electric doors and rear pedestrian door, Horsebox, machinery and car parking sweep.
- Enclosed gardens to side & front with patio areas.
- Well planned eq. facilities inc. 4 stables, hot water wash box, tack room.
- Lean to Barn incorporating hay/bedding store, feed room, rug room, machinery store.
- 50m x 20m Manege, silica sand and rubber surface, wood chip turn out pen.
- Superb outriding available locally.
- Approx. 3.5 acres, 5 post and rail fenced grass paddocks & field shelter.

DISTANCES

Newchurch 1m | Burton on Trent 8m
Lichfield 11m | Stafford 19m | Derby 21m
Birmingham 33m | Nottingham 38m



Situation

Cobblestone Barn is situated in an accessible rural location on the outskirts of the hamlet of Newchurch, amidst rolling Staffordshire countryside in the National Forest. The property is well placed for travel to Lichfield, Burton upon Trent, Uttoxeter and Ashbourne. Both the A50 and A38 are within easy access allowing for fast commuting to the cities of Birmingham, Derby, Stoke and Nottingham. The international airports of Birmingham and East Midlands are also within a comfortable commute. Regional and National rail links from Lichfield, Burton and Uttoxeter allow for travel further afield if required. Newchurch is situated along the A515 just outside Hoar Cross, well known for its Hoar Cross Hall, Hotel and Spa. The village of Yoxall is a short drive away and has a post office, church, butcher, doctor's surgery and primary school.

The area is well serviced by good local authority schools with the highly regarded St Peters Primary School in nearby Yoxall and the respected John Taylor High School in Barton under Needwood. There is an excellent choice of local Independent schools in the area with the Cathedral School in Lichfield, Abbots Bromley School for girls, Smallwood Manor, Denstone College, Foremark and Repton.

For equestrian enthusiasts there are a number of good equestrian attractions locally including Field House Equestrian Centre (approx. 6 miles), Eland Lodge Equestrian Centre (approx. 3 miles), Uttoxeter Racecourse (9 miles), Staffordshire County Showground (approx. 20 miles), local packs are the Meynell and South Staffordshire, North Staffordshire, Atherstone or Quorn. There is good outriding locally including country lanes and bridle paths.





Description

Cobblestone Barn offers a delightful barn conversion (approx. 2,885 sq.ft.) with a highly specified finish including various bespoke oak finishing's, two solid oak staircases, oak doors, exposed timbers, and contemporary bathrooms.

There is excellent potential to set up a private living space; all within a convenient rural location.

The excellent on site equestrian facilities are well planned to appeal to a range of equestrian users & enable the luxury of having a purchasers horses at home.

The accommodation in brief comprises:

Entrance Hall with oak stairs to first floor, Cloakroom off & doors to Snug or Dining Room & steps up to the Lounge, a delightful spacious room with dual aspect, French doors to the front garden & multi fuel burner.

The Snug/Dining Room has windows to the side garden /patio and a multi fuel burner.



The Breakfast Kitchen, has doors off to side garden, snug and utility, with travertine floor tiles, a shaker style range of kitchen units, integrated dishwasher, American style fridge /freezer, Belfast sink, electric "Everhot" triple oven cooker & induction hob, hot and simmer plates & granite work surfaces.

Utility / Boot Room, off the kitchen, with further external side garden stable door, travertine floor tiles, range of units, Belfast sink, plumbing for washing machines.

Oak stairs lead to first floor & two double Bedrooms (one is currently used as an office).

At the ground floor, the Bathroom serves the two bedrooms above.

An under stairs cupboard houses the LPG boiler & pressurised hot water cylinder. The stairs at the other end of the house lead to a landing with linen storage cupboards & a further 3 doubles Bedrooms, two of which have en-suite shower rooms.



Cobblestone Barn, Scotch Lane, Newchurch Hoar Cross

Approximate Gross Internal Area

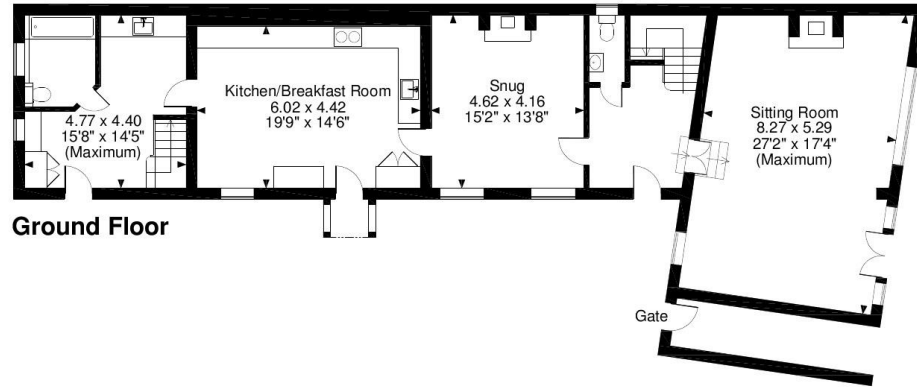
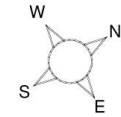
Main House = 2380 Sq Ft/221 Sq M

Garage = 295 Sq Ft/27 Sq M

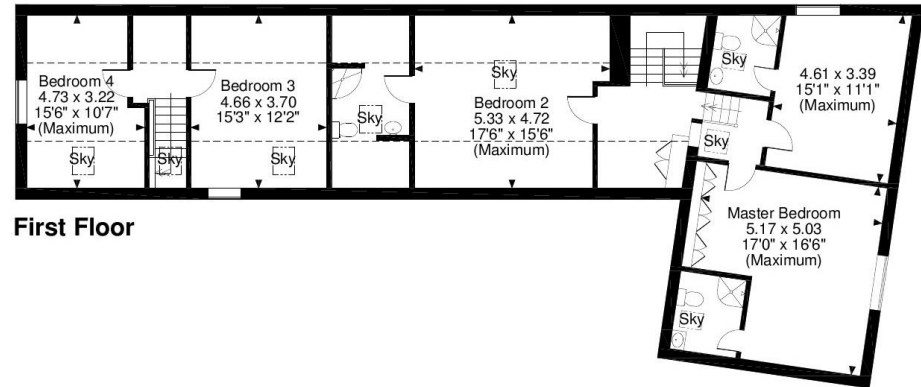
Stables = 1031 Sq Ft/96 Sq M

Store = 189 Sq Ft/18 Sq M

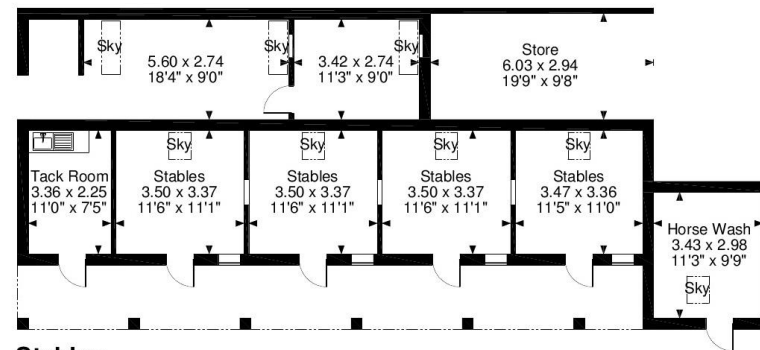
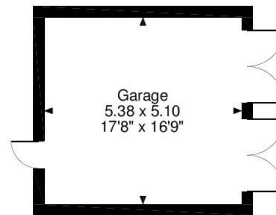
Total = 3895 Sq Ft/362 Sq M



Ground Floor



First Floor



Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8343596/MKB

Externally

The property is accessed via a gated shared entrance driveway with two other barn conversions, into the properties own spacious parking sweep with ample space for horsebox, tractor and car parking.

There is a double brick built Garage (5.5m x 5.1m) with pitched roof, twin up and over electric doors & a pedestrian access door to the rear.

Gardens

A patio area, off the Lounge, leads to the front garden area, largely laid to lawn with shrub borders.

The side gardens lie adjacent to the house and include seating and patio areas for outside entertaining, the vendors have also made this area 'dog proof' fenced.

Equestrian Facilities

The onsite equestrian facilities are well planned to optimise their use throughout the seasons. They comprise in brief:

- Timber Stable block with 4 loose boxes, auto water drinkers, rubber floor matting, 3 x hay racks.
- Hot water wash box.
- Kitchen / Tack Room with power & water.
- Concrete floor & forecourt area with perimeter fencing.
- 50m x 20m outdoor arena, silica sand and rubber surface.
- Wood chip winter turnout pen.
- Lean to barn on concrete base with Hay / Bedding store, feed room, rug store.
- Alarmed, secure tack room.

There is numerous plant and machinery involved with the running of the yard that could be available by separate negotiation.



Land

The property has approximately 3.5 acres in total; the grass paddocks are gentle sloping & have been subdivided into 5 post and railed fenced individual paddocks, with automatic water drinkers & 1 field shelter. *(Agents note: There is a profit uplift covenant on land, meaning a portion of the profit on the land should it be developed upon, more details available with the agent).*

Local Authority & Council Tax

Staffordshire County Council. Council Tax Band G.

Services

Mains Electricity & Water.

LPG central heating.

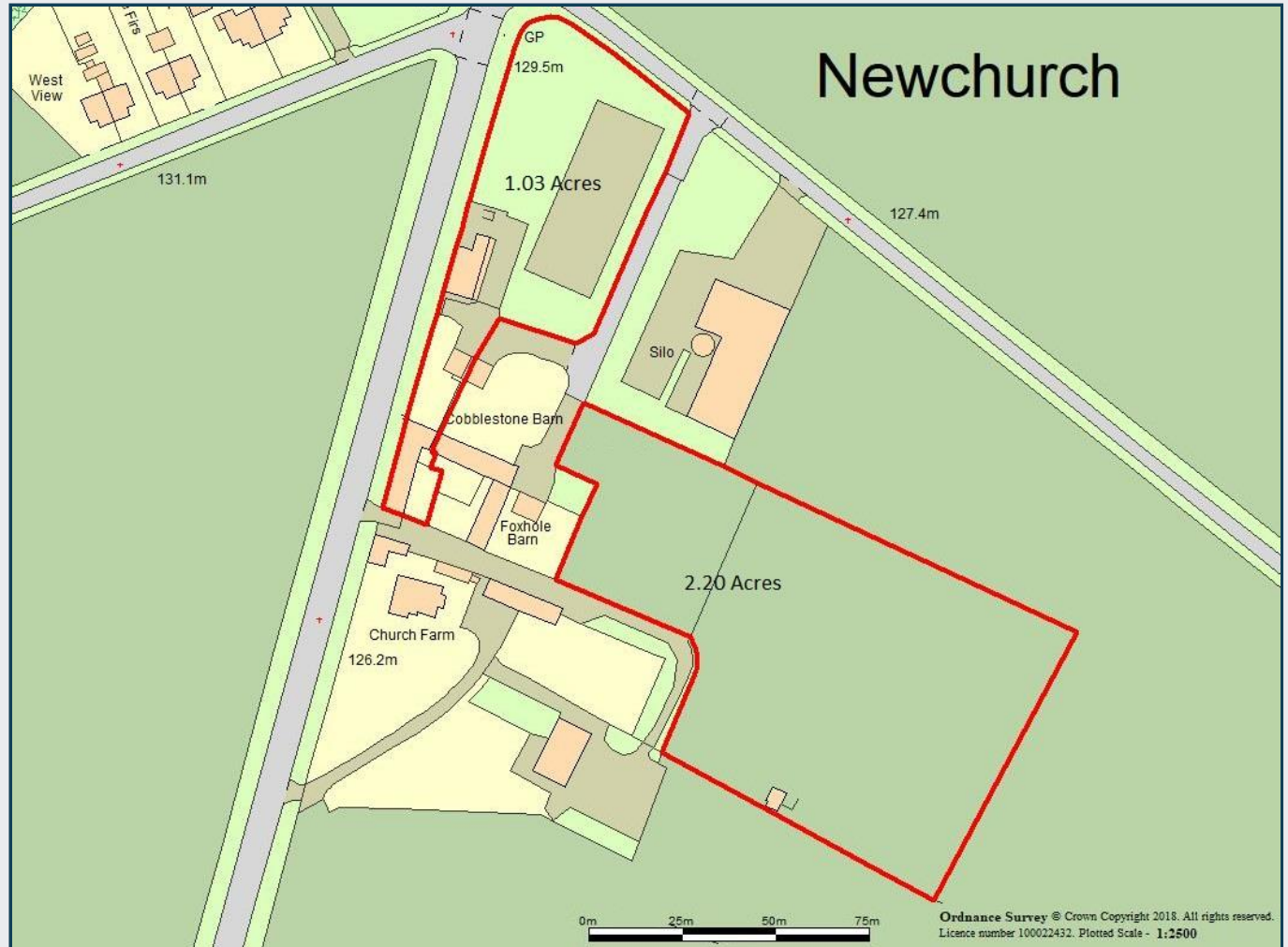
Private drainage via a shared Klargester system.

Double glazed throughout.

Directions & Viewings

(Post code DE13 8RL) From Lichfield, take the A515 towards Uttoxeter After entering the village of Newchurch, turn right on to Scotch Lane. The electric wooden gate to the property drive will be found immediately on the right.

Strictly by prior appointment with sole agents Jackson Property on 01743 709249



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House Norbury
Town Lane Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jackstonequestrian.com
jackson-property.co.uk

Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.