

Lavender Cottage, Hall Estate, Hoar Cross, DE13 8QS

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Enjoying a tranquil setting, approached via a private driveway, close to the historic Hoar Cross Hall is the delightful Lavender Cottage, a beautifully presented and immaculately refurbished three bedroom barn conversion set within established 0.2 acre gardens. Showcasing character throughout alongside luxuriously appointed interiors, Lavender Cottage combines the ideals of a traditional barn with the conveniences of a more modern home, and is a rare opportunity to acquire a property within this premier private setting. This individual barn has been upgraded extensively in recent years to include a new LPG central heating system with below ground tank and Megaflow pressurised cylinder, replaced windows and an interior refit, with further practical additional made by the existing vendors to include a twin car port and electric gated parking, a characterful oak framed porch and landscaping to the outside space. The interiors comprise briefly stunning lounge, mezzanine dining room and bespoke Neptune Kitchen, with three double bedrooms serviced by a shower room. The principal suite also benefits from an en suite bathroom and a fabulous walk in wardrobe. Outside, the landscaped garden enjoys an open outlook as well as plenty of privacy, there are pleasant landscaped seating areas and a summer house ideal to enjoy the peaceful surroundings, and there is private parking for a number of vehicles beyond double electric gates as well as a twin oak framed car port and single garage.

The premier hamlet of Hoar Cross is a desirable location nestled within stunning Staffordshire countryside, renowned for its upmarket local amenities and idyllic surroundings. As well as the superb Hoar Cross Hall Hotel and Day Spa, the village is home to a historic church with additional amenities just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices, a pharmacy and more can be found. Many walking and cycling routes can be enjoyed from the property's doorstep, the Deer Park Farmshop and Café lies just one mile away, and there are a number of local equestrian centres including Eland Lodge and Marchington Field. 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, and there are excellent private schools in the area including Repton, Lichfield Cathedral and Denstone College. Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London (in 80 mins) and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.



- Character Converted Barn
- Refurbished to Exceptional Standard
- Tranquil & Desirable Private Setting
- Generous 0.2 Acre Gardens
- Bespoke Oak Framed Entrance Porch
- Stunning Lounge with Wood Burner
- Mezzanine Snug/Study/Dining Room
- Bespoke Neptune Kitchen
- Three Double Bedrooms
- Master Walk in Wardrobe
- Home Buyers Report and EICR in place
- Single Garage & Twin Bay Oak Framed Car Port
- Electric Gates to Private Parking
- Idyllic Open Outlook to Front
- 2018 Refurbishment to include Wiring, Windows, LPG Central Heating & Boiler
- Well Placed for Commuter Routes Airports & Rail Travel



Double gates open into Lavender Cottage's private parking, also having access into the twin **Oak Framed Car Port**. A gate opens from the driveway leading to a paved walkway, leading to the entrance door into:

Oak Framed Entrance Hall 1.85 x 1.83m (approx. 6'1 x 5'11)
An attractive and useful addition to this countryside home, having tiled flooring with under floor heating, oak framed windows and a solid oak door opening into:

Stunning Lounge 5.5 x 4.4m (approx. 17'11 x 14'5)
A magnificent welcome to this individual conversion, showcasing character beams and brickwork, full height windows to the front and a contemporary oak and glass balustrade to the mezzanine level above. An inglenook fireplace houses a wood burning stove, and a blue brick step rises up to:

Bespoke Neptune Kitchen 5.2 x 3.6m (approx. 17'0 x 11'9)
A stunning space having been remodelled to an exceptional standard. The **Kitchen,** bespoke designed and fitted by Neptune, comprises a range of full height, base and island units featuring marble finish quartz worksurfaces over, with an inset Belfast sink, recess housing integrated Siemens appliances including dishwasher, oven, combination microwave oven and induction hob with extractor above. The Samsung American fridge freezer is included in the sale, and there are spaces for both a washing machine and tumble dryer. The kitchen has tiled flooring, windows face the front aspect and oak stairs with a glazed banister rise to:

Snug/Study/Dining Room 3.94 x 3.3m (approx. 12'11 x 10'11)
A fabulous mezzanine level ideal as a formal dining space, home office or snug, having oak and glass balustrading overlooking the **Lounge** below, a skylight and oak flooring. A range of cupboards house full height and shelved storage, as well as a study area with pull out desk















From the **Inner Hall** there is access to the boarded loft space, and doors lead into:

Master Bedroom 5.8 x 3.5m (approx. 19'2 x 11'5)
A luxurious principal bedroom suite, having double doors out to the gardens, a window to the rear and impressive vaulted ceilings with beams. Double doors open into a fabulous **Walk in Wardrobe** 2.35 x 1.8m (approx. 7'8 x 5'10) which is fitted with a range of hanging space, shelving and storage, and the bedroom leads open plan style into:

En Suite Bathroom 3.4 x 1.86m (approx. 11'2 x 6'1)
A contemporary Villeroy & Boch suite is fitted with wash basin set to vanity unit, wall hung WC, walk in shower and Victoria Albert freestanding bathtub, with tiled splash backs, vaulted ceilings with beams and an obscured window to the side

Bedroom Two 4.3 x 2.5m (approx. 14'3 x 8'4)
Another generous double room having window to the front aspect

Bedroom Three 4.04 x 2.5m (approx. 13'3 x 8'2)
A third double room having fitted storage and a window to the front. This room is currently laid out as a dining room

Shower Room 2.54 x 2.11m (approx. 8'3 x 6'11)
Another quality bathroom having Villeroy & Boch fittings including wash basin set to vanity unit, wall hung WC and walk in shower, with tiled flooring and splash backs, a heated towel rail and an obscured window to the front







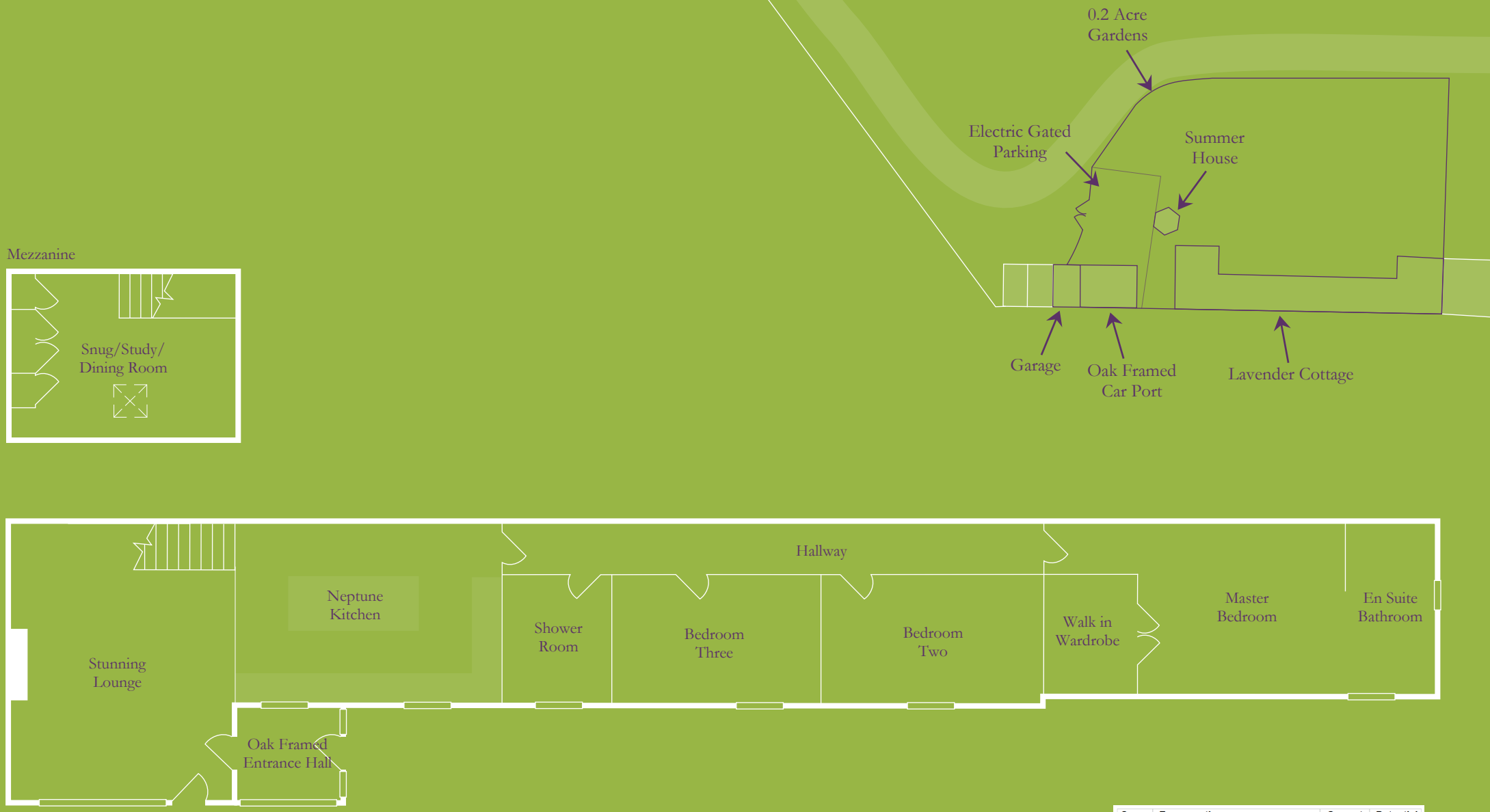


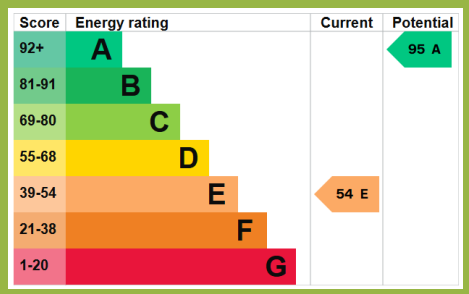









0.2 Acre
Gardens
Electric Gated
Parking
Summer
House
Garage
Oak Framed
Car Port
Lavender Cottage
Mezzanine
Snug/Study/
Dining Room
Stunning
Lounge
Neptune
Kitchen
Oak Framed
Entrance Hall
Hallway
Shower
Room
Bedroom
Three
Bedroom
Two
Walk in
Wardrobe
Master
Bedroom
En Suite
Bathroom


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

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Outside

Lavender Cottage lies in the secluded former grounds of Hoar Cross Hall on the site of the original kitchen garden. A private lane leads from St Michaels Drive up to the barn, where manual double doors open into the **Single Garage** which has lighting. Recently installed electric double gates open into the private driveway where there is parking for a number of vehicles, as well as access into the **Twin Oak Framed Car Port** 5.5 x 4.92m (approx. 18'0 x 16'1) with an EV charging point. A gate leads into the gardens, with a landscaped pathway leading to the front door

0.2 Acre Gardens

Extending to a generous size, the gardens extend to the front of Lavender Cottage, having been landscaped to superb degree. Bordered by pleasant open fields, the garden is bordered by a post and rail fence with feature laurel planting which provides privacy, and two paved terraces offer pleasant seating areas. A charming **Summer House** with power is included in the sale, being an ideal space to enjoy the tranquil location. There is exterior lighting, exterior power and two water points to either end of the barn

Please Note: the barn is serviced by a private drainage system (Klargester) which lies within the garden. Maintenance is shared between three properties

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