

# Maker Lane

Hoar Cross, Burton-on-Trent, DE13 8QR

John   
German









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**£1,295,000**

**A unique and truly impressive barn conversion of pleasing traditional design and impressive attention to detail throughout. Occupying a secluded but non-isolated semi-rural plot of approx. 1.5 acres including a paddock and tennis court.**



Located on the outer edge of Hoar Cross village and with just three neighbouring homes along this private drive, Cross Hayes is an unspoilt rural area conveniently close to Yoxall and Abbots Bromley.

This substantially sized individual home has been formed from the conversion and extension of former agricultural buildings with impressive attention to detail at every turn. A versatile two storey layout provides exceptional living and bedroom accommodation and is enhanced by outdoor facilities that include a paddock, tennis court, large sweeping driveway, landscaped and natural garden areas and a detached garage and workshop block.

The property benefits from underfloor heating throughout, a heat recovery/ventilation system, solar panels helping to cut electricity costs and producing their own feed in tariff. In addition, the property has a Lutron homeworks and mood lighting system, a central vacuum system, CCTV and a monitored alarm system.

A traditional oak panelled entrance door gives access to the spacious reception hall with galleried landing above and a guest cloakroom off with Villeroy & Boch suite.

A door leads to the stunning lounge with two sets of French windows to the rear, two front facing windows and a focal fireplace with multi fuel stove.

Double doors from the hall open into the superb Clive Christians dining kitchen with an extensive range of attractive base and wall units with granite worksurfaces. There is a range cooker with extractor above and further appliances include a Miele dishwasher, microwave and a larder fridge. A central island incorporates a butcher's block prep table and feature limestone flooring runs throughout with two large arched full height windows and a further window and door to the rear. There is a substantial walk-in pantry and access to a separate side lobby with walk in cloaks/storage cupboard and a boot room that connects to the utility room with a further range of units and tiled flooring throughout.

Also connected to the dining kitchen is the sitting room which has direct access on to the garden and a brick fireplace with gas log stove.

Leading off the main hall is a rear hall that connects to two double bedrooms, both having en-suite bathrooms with three piece and four piece suites plus separate walk in showers and the master to the rear has an extensive range of built in furniture. There is a secondary set of stairs that lead to the rear section of the first floor.

From the front main hall you can ascend to the first floor fabulous galleried landing which has doors off to a guest double bedroom with lovely rural views and an excellent study with skylight window which could be utilised as a sixth bedroom if required. There is also access to the plant room and a storage area.

Also off the main landing is a further double bedroom and the main family bathroom which is fitted with a Villeroy & Boch three piece suite and separate shower. To the rear leading off the secondary staircase is a large rear facing double bedroom with an en-suite shower room which would be ideal as guest or annex accommodation.

The overall garden, paddock and plot is around 1.5 acres. An impressive gravelled entrance with a sweeping driveway provides copious parking space, together with landscaped garden areas including a secluded and walled courtyard garden with fountain feature and formal terrace areas with box hedging. There is also a further garden area including a stone rockery and pool, a fenced paddock, kitchen garden including a green house and a full sized tennis court (some repairs required).

Extra large detached double garage with wide electric roller shutter doors.

Substantial sized adjoining workshop with a wide storage lobby connecting this room to the garage together with a separate WC and basic fitted bathroom (great for washing the dog!). Subject to the necessary permission(s) this building could be converted into a self contained annex as it has all services connected including heating and has been constructed with the same care and attention as the house.

**Agents Notes:** The property is accessed off a shared private drive and shares liability for maintenance costs.

Out of sight and well away from this property, Planning Permission has been passed to convert a bothy into a single storey 2 bed dwelling. Reference P/2023/00613

**What3words:** stencil.attic.index

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water and electricity. Private drainage. Oil fired underfloor central heating. Purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) ; [www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)

**Our Ref:** JGA/25092019

**Local Authority/Tax Band:** East Staffordshire Council / Tax Band G











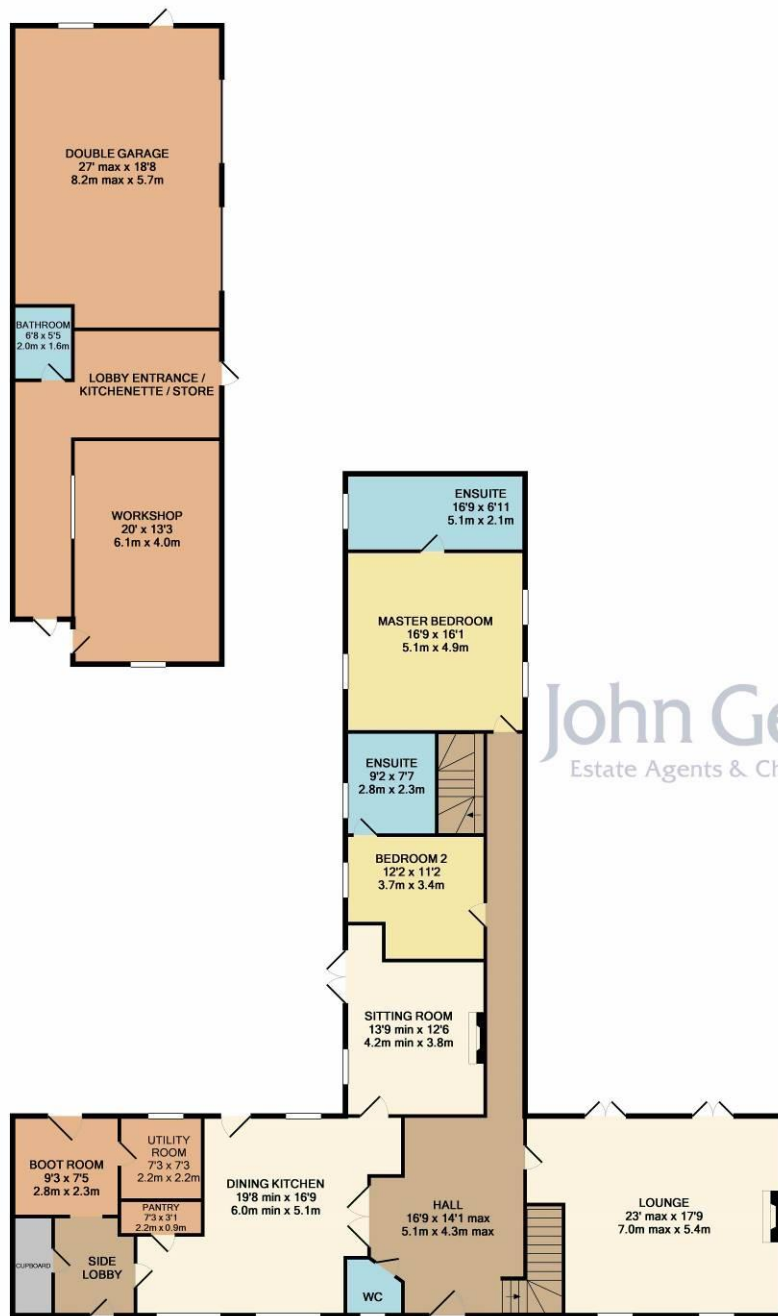




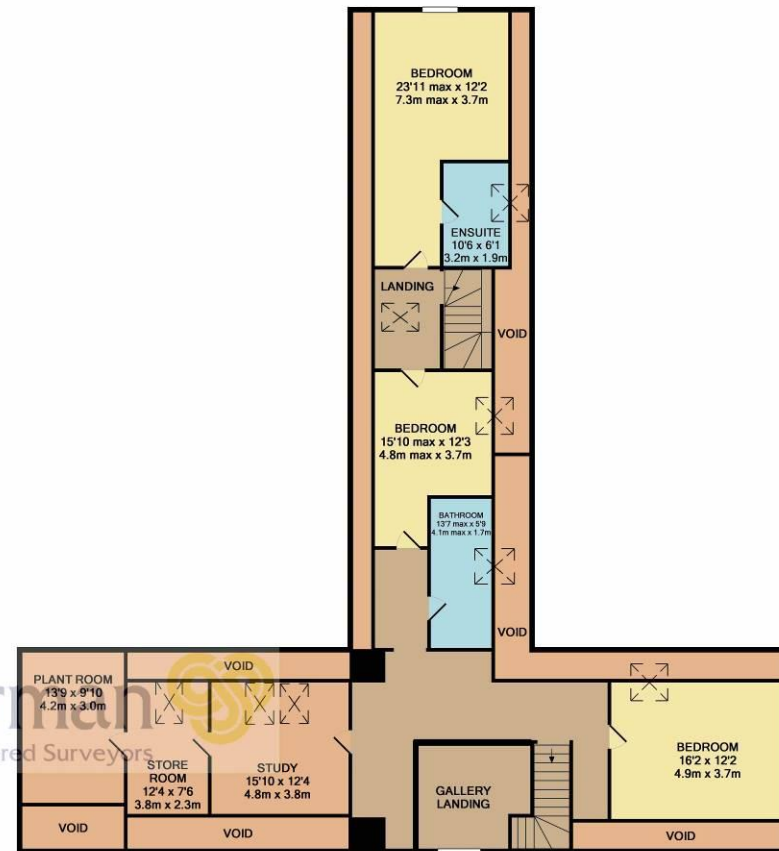








GROUND FLOOR



1ST FLOOR

John German  
Estate Agents & Chartered Surveyors





### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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