

THE SPINNEY HOUSE

Hoar Cross, Staffordshire

John German 





THE SPINNEY HOUSE

HALL ESTATE, HOAR CROSS, STAFFORDSHIRE, DE13 8QS

A LARGE FAMILY HOME OF SPLENDID PROPORTIONS IN A DELIGHTFUL LOCATION IN THE HAMLET OF HOAR CROSS WITH 4.9 ACRES OF PADDOCKS, FORMAL GARDENS AND WOODLAND.

THE PROPERTY COMPRISES A 'U' SHAPED BUILDING THAT FACES DUE SOUTH OVERLOOKING COURTYARD, GARDENS AND GROUNDS.

Recessed Porch ♦ Reception Hall ♦ Cloakroom ♦ Dining Room
Drawing Room ♦ Library/Snug ♦ Live-In Family Kitchen ♦ Games Room
Rear Hall ♦ Utility Room ♦ Study

Principal Bedroom ♦ En Suite Bathroom ♦ Dressing Room ♦ Shoe and Bag Room
Bedroom Two with En Suite ♦ Bedroom Three ♦ Bedroom Four
Guest Bedroom with En Suite ♦ Bedroom Six with En Suite ♦ Family Bathroom
Hobbies/Sitting Room

Workshop ♦ Stable Block ♦ Further Stabling with Four Stables ♦ Ménage
Traditional Garden Store ♦ Heated Swimming Pool and Traditional Building
Double Garage with Room over ♦ Gardens
Paddock and Woodland Extending to 4.9 acres

Guide Price £2,000,000



Situation

A spacious property which links comfort and space alongside character and position in a superb mature location.

The house is on the south side of a private driveway into part of the former Hoar Cross Hall Estate. It sits well back from the drive behind mature specimen trees in the heart of its own grounds which extend in total to 4.9 acres.

The property is within the hamlet of Hoar Cross within easy access of the A515 Lichfield to Ashbourne road and approximately 6 miles north of Lichfield. There are excellent links to the A38 and A50 dual carriageways which in turn link to the motorway network via the M6 Toll road. The centres of Lichfield, Burton upon Trent, Birmingham and Derby are all within easy commutable distance.

Schools in the area include from the Public Sector, Abbots Bromley School for Girls, Repton and the Lichfield Cathedral School and State schools include Oldfields Hall Middle School and Thomas Alleyne's in Uttoxeter, Smallwood, Denstone, John Taylor in Barton under Needwood and a local private nursery in the village.

Lichfield 11 miles, Burton upon Trent 9 miles, Stafford 18 miles, Derby 22 miles, Birmingham 36 miles, Nottingham East Midlands Airport 31 miles, Birmingham International Airport 33 miles (distances approximate).

Accommodation

Recessed Porch with double doors into the **Reception Hall**, an imposing 'L' shaped hall with dado panelling, cornice to ceilings, oak woven floor, two radiators and store under the stairs.

Cloakroom with an 'Empire' high level w.c and pedestal wash basin.

Drawing Room, a spacious panelled room, the focal point of which is a cast iron log burner behind a carved timber surround, four radiators, ornate cornice and ceiling panels and two double opening French windows to the gardens.

Dining Room, a very pleasant room with log burning stove behind a wooden surround, parquet floor, two covered radiators, cornice to ceiling, dado panelling and double opening French window onto the garden.

The **Library/Snug** is a south facing room with an ornate cast iron fireplace, radiator, fitted library shelving and double opening French window onto the courtyard.

Live-in Family Kitchen, a magnificent room with a bespoke Mark Wilkinson fitted kitchen providing an extensive range of cream paint finished wall and base cupboards, black granite work surfaces, integrated dishwasher, larder cupboard, instant Quooker water tap, double bowl stainless steel sink unit, Britannia cooking range (LPG) and tiled floor. In the family area there is an open fire in an attractive stone surround, three radiators, tall 'Sunburst' French windows providing access onto the rear courtyard.

Rear Hall/Boot Room with dado panelling, double radiator and tiled floor.

Utility Room with an enamel sink unit, base units, plumbing for washing machine, tall cupboard, radiator, ceramic tiled floor and space for a tumble dryer.

Games Room, a generously sized versatile room with two sets of coach house double doors to the south facing courtyard, built in bar with counter tap, shelving and sink.

Study having a double opening French window onto the rear garden and two double panel radiators.





Stairs to the **First Floor**

Hobbies/Sitting Room with two double radiators and double doors into bedroom six.

Main stairs to the **First Floor Landing** with four dormer windows, velux roof light and three radiators.

Principal Bedroom, a splendidly spacious bedroom with views over the front and rear of the property.

Bathroom En Suite, a large luxurious en suite containing a white suite consisting of a large panelled bath and glass shower cubicle. His & Her ornate wash hand basin with marble top, low level w.c, bidet, part tiled walls, ceramic tiled floor with under floor heating and walk-in storage cupboard. Large velux roof light, dormer window and radiator.

Dressing Room En Suite complete with exposed beams and an extensive range of bespoke open wardrobes in light oak finish. Access to **Shoe and Bag Room** with a range of fitted shelving and two windows.

Bedroom Two with a dormer window, dado rail and radiator.

Shower Room En Suite containing a fully tiled shower unit, low flush w.c, pedestal wash basin, radiator and velux roof light.

Family Bathroom in a period style with white and chrome claw and ball free standing bath, corner shower unit, wash hand basin upon a cast iron ornamental stand, w.c, half tiled walls, ceramic tiled floor, radiator and loft access.

Bedroom Three with a feature cast iron fireplace, radiator, dormer and skylight windows.

Bedroom Four with an oak finished floor, double radiator and dormer window.

Guest Bedroom Five enjoying a wealth of exposed beams, two radiators and two dormer windows.

Shower Room En Suite with half tiled walls, ceramic tiled floor, fully tiled shower unit, low flush w.c, pedestal wash hand basin, radiator and dormer window.

Bedroom Six with a wealth of exposed timbers, radiator and two dormer windows.

Shower Room En Suite containing a fully tiled shower unit, low flush w.c, wash basin, radiator, dormer window, exposed beams and oak floor.

Outbuildings

Workshop with light and power points, oil fired boiler for central heating and domestic water, tall lagged cylinder and coal store.

Stable Block with Two Stables having original classic stable partitions and dado panelling.

Further Stabling/Four Open Boxes with three classical stable partitions and timber panelling. **Lockable Tack Room.**

Traditional Garden Store with weather vane.

Swimming Pool and Traditional Building housing heating and filtration equipment. Also having a **Kitchen area, Changing and Shower Room.** The pool size is approximately 15' x 30'.

Detached Garage Block with electronically operated timber doors, lighting and power points. Stairs to the first floor room over.





Courtyard

The house frames an impressive south facing formal walled courtyard which is situated to the rear of the property. The courtyard is home to an impressive magnolia tree and a range of specimen cherry trees and provides easy access to all areas of the grounds, stabling and paddock.

Gardens

A selection of beautiful mature trees embrace the gardens to the front of the property. There are relaxed formal gardens around the house with extensive lawned areas. Inside the walled garden is a large paddock and menage, together with a kitchen garden with several raised beds and a sizeable uPVC greenhouse and a range of fruit trees. There is immediate access to a further enclosed paddock area. The property also comes with a **Ménage**. The paddocks have water supply. There are external water and electrical supply points to both the front and back of the property. There are a number of external and internal security features.

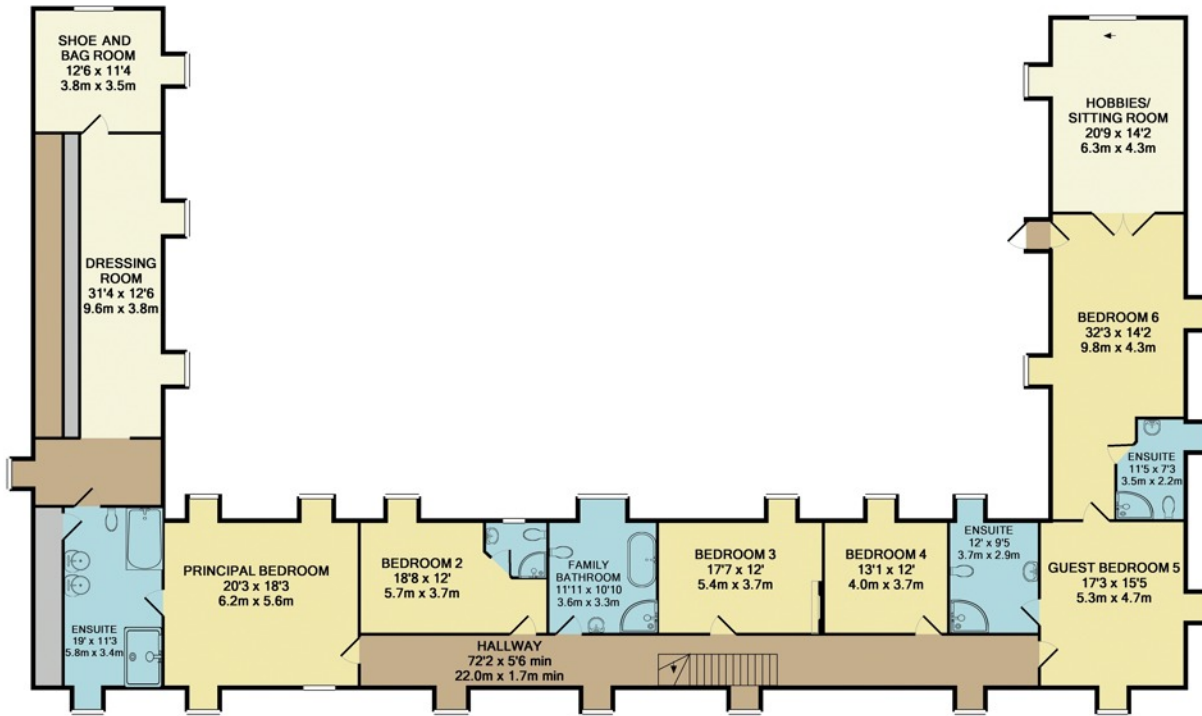
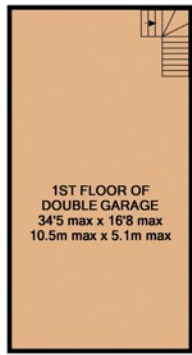
Agents Notes

- 1) New double glazed windows and doors have been fitted throughout in the last 18 months or so, including a uPVC greenhouse.
- 2) The property benefits from an energy efficient Honeywell smart heating system whereby the temperature of individual rooms can be controlled from an iPhone, iPad or other compatible device.
- 3) The property is situated within a conservation area.

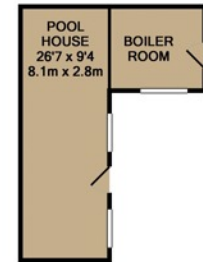
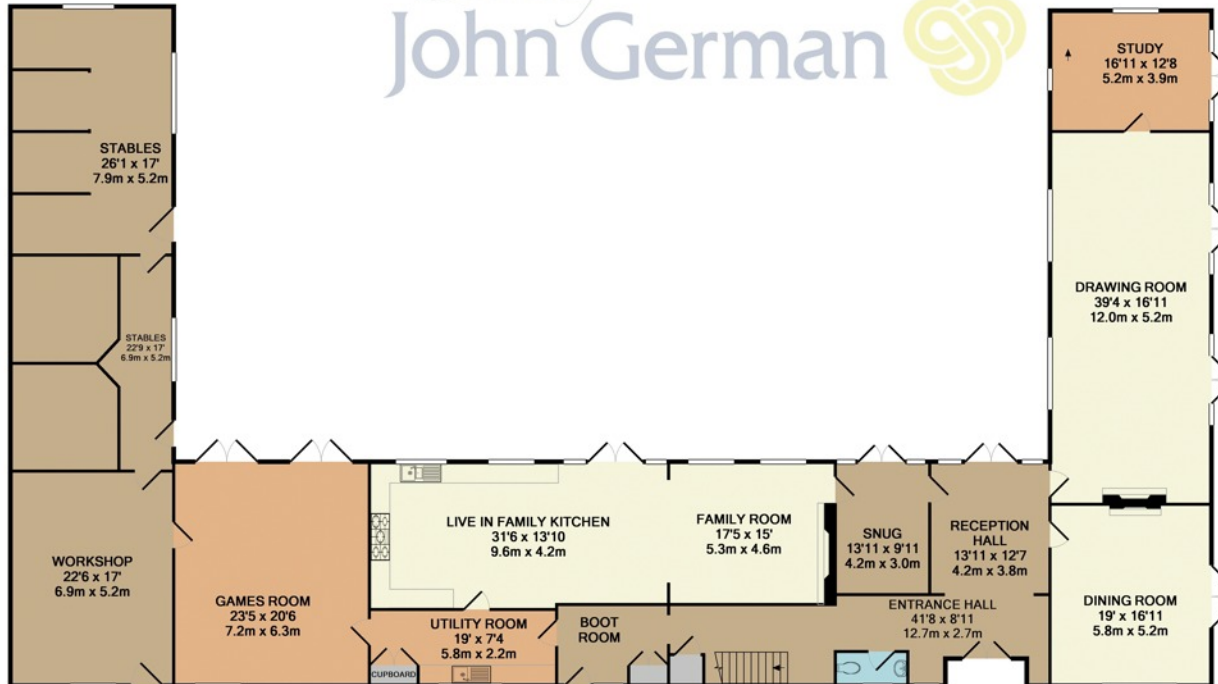
Viewings

All viewings are strictly by appointment with John German Lichfield 01543 419121.



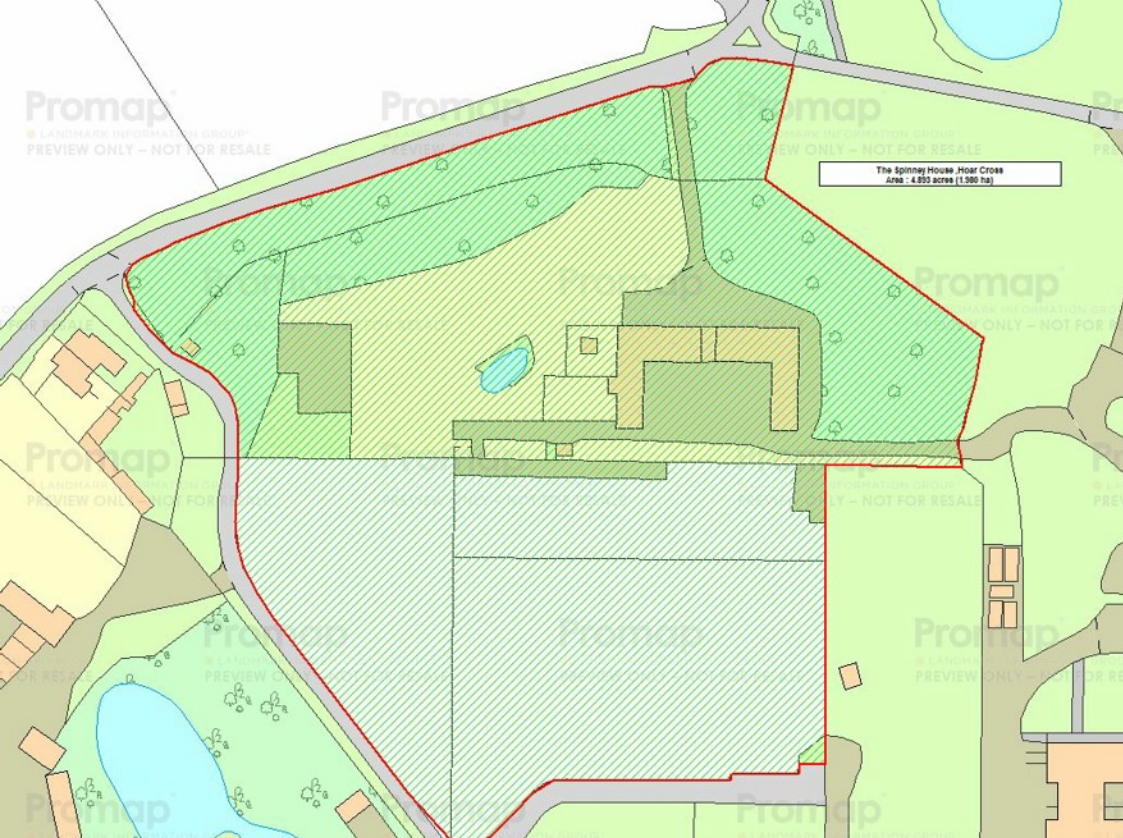


Dissectly
John German



GROUND FLOOR
APPROX. FLOOR
AREA 1395 SQ.FT.
(127.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 10050 SQ.FT. (933.6 SQ.M.)



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2017

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 and Messrs. John German nor any person employed has any authority to 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.

Measurements

Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Promap/Ordnance Survey Extract

For Identification purposes only - not to scale.

Services

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

Tenure

Freehold Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

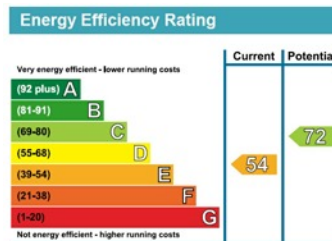
Local Authority

East Staffordshire Borough Council

Useful Websites

www.environment-agency.gov.uk/maps
www.eaststaffsbc.gov.uk

JGA/141217 JGC/180518
 MA/KLT/LC



John German
 29 Bore Street, Lichfield
 Staffordshire WS13 6LZ
01543 419121
lichfield@JohnGerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | East Leake | Lichfield | Loughborough
 Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

