



Chantry Stables, Thorney Lanes, Hoar Cross, DE13 8QT



Residing within the premier hamlet of Hoar Cross is Chantry Stables, a characterful converted barn set within an established half acre plot, benefitting from generously proportioned and impressive living Accommodation including a dedicated home office, three superb double bedrooms and a delightful countryside setting. Enjoying tranquil views over surrounding Staffordshire countryside, this exceptional barn conversion formed part of a handful of exclusive conversion and character homes, being within minutes of luxurious amenities and idyllic

countryside pursuits. The barn has been immaculately maintained since its conversion in the mid 1990s, showcasing features throughout including exposed beams and brickwork, thumb latch doors and a traditional fireplace to the lounge, with plenty of scope to remodel or refurbish as desired by the next owners.

The exceptional Chantry Stables comprises generously proportioned interiors including two spacious reception rooms, a farmhouse dining kitchen and utility, with the lounge showcasing impressive tall ceilings, exposed beams and a

quirky mezzanine library. Also accessed from the reception hall are a useful study/ playroom, a walk in cloakroom and a guests WC, as well as pedestrian access into the double garage. The first floor landing leads into three oversized double bedrooms, with the master being serviced by a dressing room and en suite. There is a second en suite to bedroom two, a room with plumbing in place offers space for conversion into a family bathroom, and the principal bedroom lends itself to conversion into two separate bedrooms if required. Outside, beautifully

tended formal gardens extend to 0.5 acre having both an orchard and a delightful wildlife pond alongside extensive lawns all bordered with tranquil Staffordshire countryside. A sweeping drive shared with one additional property gives access to an expansive parking area with access into the double garage via electric doors, and double gates give access into the garden.



Hoar Cross is a premier hamlet nestled within stunning Staffordshire countryside, renowned for its upmarket local amenities and idyllic Surroundings.

As well as the regal 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 and more can be found. The renowned Deer Park Farmshop and Café also lies just a few minutes from the property, 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. There are also an array of excellent private schools in the area including Repton School, Lichfield Cathedral and Denstone College, all easily accessible from the property.

Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London and the international airports of Birmingham and Manchester are both within an easy drive.



Reception Hall 5.45 x 2.23 x 17'10 x 7'3)

A characterful welcome to this rural barn conversion, having slate flooring, stairs rising to the first floor and a door into the useful a **Walk in Cloakroom** with fitted hanging space. A further door opens into the **Cloakroom**, having a pedestal wash basin and WC with a window to the rear aspect

Study 3.55 x 3.02m (approx. 11'7 x 9'11)

A useful home office or playroom, having window to the rear and slate flooring

Blue brick steps rise to the **Rear Hall** 7.7 x 1.48m (approx. 25'5 x 4'10) having quarry tiled flooring and access into the kitchen, with a further door opening out to the rear courtyard. A door leads into:

Dining Room 5.75 x 4.24m (approx. 18'10 x 13'11)

A spacious formal dining room having quarry tile flooring, French doors opening out to the rear gardens and double doors opening into the kitchen. Blue brick steps lead up to:

Sitting Room 5.56 x 5.14m (approx. 18'2 x 16'10)

A most impressive lounge having stunning vaulted ceilings with beams, French doors opening out to the gardens and a paddle staircase rising to a mezzanine seating area currently used as a library. The reclaimed brickwork inglenook houses a wood burning stove and a bespoke media cupboard

Farmhouse Dining Kitchen 4.85 x 3.95m (approx. 15'11 x 12'11)

Another generously proportioned living space, the kitchen comprises a range of wall and base units with solid wood worktops over, housing a double Belfast sink and spaces for a fridge freezer and dishwasher. A recess houses the oil fired Rayburn range, and there is a further integrated Neff electric oven. Windows overlook the rear gardens and the kitchen has quarry tiled flooring and a door opening into:

Utility 2.73 x 1.91m (approx. 8'11 x 6'3)

Fitted with wall and base units housing an inset stainless steel sink with side drainer and space for a washing machine, having quarry tiled flooring and a door opening out to the rear gardens





Stairs rise to the first floor L shaped **Landing**, where thumb latch doors leads into:

Dressing Room 3.48 x 1.93m (approx. 11'5 x 6'3)
Servicing the principal bedroom, the dressing room has a range of fitted wardrobes and thumb latch doors leading into:

Master Bedroom 7.7 x 5.6m (approx. 25'2 x 18'4)
A generous principal bedroom having skylights to the rear and a hatch opening to a mezzanine overlooking the **Sitting Room**. This bedroom is large enough to be converted into two separate bedrooms if required

En Suite Bathroom 3.7 x 2.53m (approx. 12'2 x 8'3)
A traditional suite comprises fitted wash basin with storage below, WC, bidet, bathtub and separate shower, with tiled splash backs and a skylight to the rear

Bedroom Two 5.7 x 4.3m (approx. 18'8 x 14'1)
Another superb bedroom suite having window to the rear overlooking far-reaching views, and private use of:

En Suite Bathroom 2.96 x 2.35m (approx. 9'8 x 7'8)
Comprising a white suite having fitted wash basin, WC, bathtub and separate shower, with tiled splash backs and a skylight

Bedroom Three 5.7 x 3.1m (approx. 18'8 x 10'1)
A third double room having dual aspect skylights and a useful fitted cupboard

From the **Landing**, a door opens into a useful **Studio** 3.2 x 1.72m (approx. 10'6 x 5'7), having plumbing in place for the installation of a bathroom suite

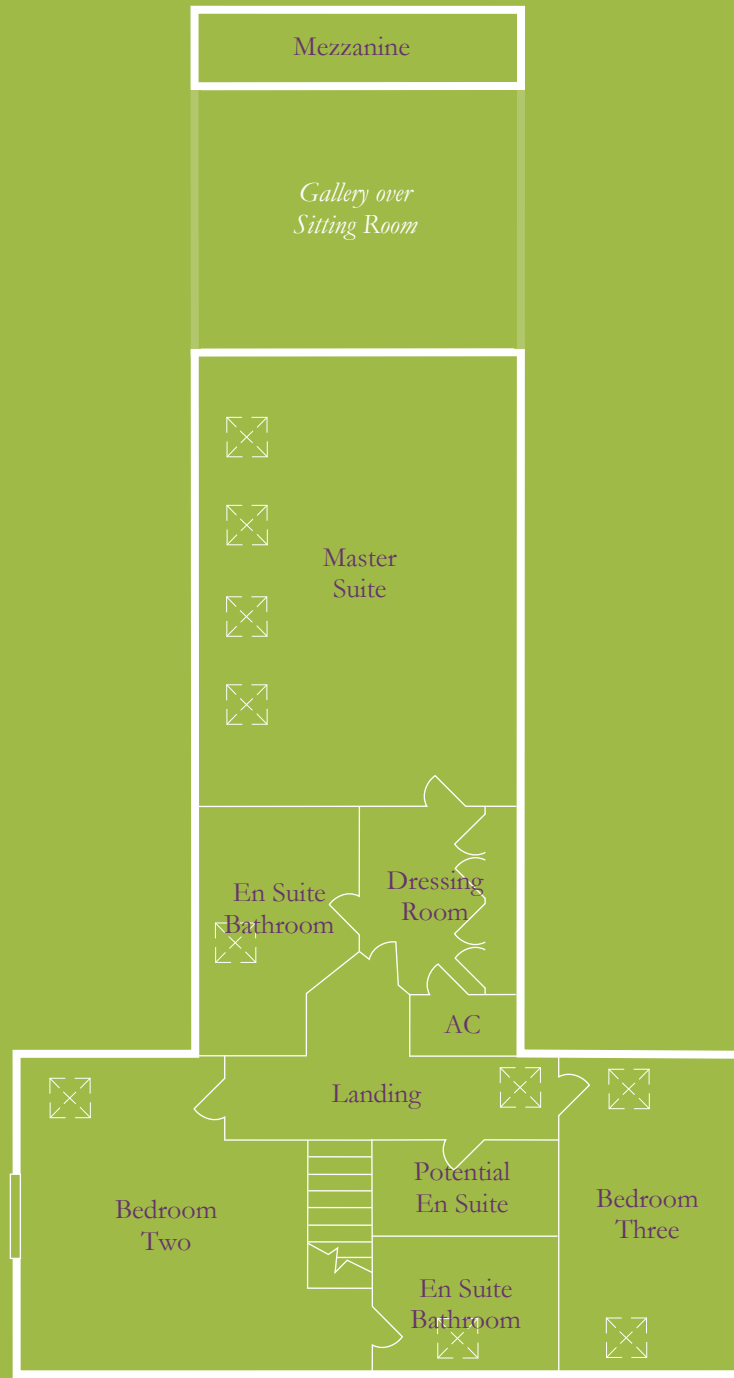








Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Outside

Chantry Stables lies on the borders of this exclusive courtyard setting, have a driveway shared with one additional property giving access to the private parking area which lies to the fore of the garage. there is ample turning space, and double gates open into the gardens

Double Garage 6.31 x 5.75m (approx. 20'8 x 18'10)
 Having electric entrance doors, power and lighting. Pedestrian doors give access both into the **Reception Hall** and out to a rear **Courtyard**

0.5 Acre Gardens

Extending to a generous half an acre, the manicured gardens wrap around the rear and sides of Chantry Stables, being laid to a Staffordshire blue brick terrace and extensive lawns. Mature hedges and trees border the gardens, and there is a delightful pond to one side, all enjoying stunning countryside views and a variety of visiting local wildlife. Beyond the pond is an orchard home to an assortment of trees including cooking and eating apples, walnut, and plum. To the rear of the barn is a useful walled **Courtyard** where a brick outbuilding offers exterior storage and houses the oil tank, and a greenhouse set within the garden is included in the sale



General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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.