

Redbank Farm Barns, Maker Lane, Hoar Cross, DE13 8FR

 **Parker
Hall**
Independent Estate Agents



Residing within a premier countryside setting bordering the villages of Yoxall and Hoar Cross is Redbank Farm and the delightful Redbank Farm Barns. Completed in early 2024, Pheasants Run, Buzzards View and Dream Weaver are offered with the benefit of no upward chain and retain a 10 year new home warranty. The interiors extend over three floors, with open plan living complemented by two oversized bedrooms, two bathrooms plus a utility/cloakroom, and outside space includes both private gardens and a balcony from the principal bedroom.

Showcasing a contemporary exterior and quality interiors, these individual conversions offer the ideals of rural country living with convenient access to surrounding commuter routes and amenities.

Each property offers generously proportioned interiors, having a spacious reception hall leading into a utility/cloakroom and to the star of the show, the open plan kitchen with living and dining areas. To the first floor is a stunning master suite with en suite bathroom plus walk in wardrobes, and a contemporary first floor

balcony highlights the exceptional rural views to the front aspect. The second floor comprises a second double bedroom suite having walk in wardrobes and a shower room, and there is space throughout the property to create study areas or fitted storagespaces as desired. Private gardens extend to the front aspect also enjoying an idyllic farmland outlook, and each property owns a single garage and allocated parking. There is additional visitors parking, and the barns are accessed via a lengthy shared driveway from Maker Lane.

- Three Contemporary Converted Barns
- 2024 Completion – 10 Year Warranty
- Spacious & Versatile Three-Storey Accommodation
- First Floor Balcony with Exceptional Views
- Magnificent Open Plan Living & Dining Kitchen
- Reception Hall, Utility/Cloakroom
- Two Oversized Bedrooms
- En Suite Bathroom & Shower Room
- Private Gardens, Single Garage & Parking
- Desirable Setting in Premier Hamlet
- ‘Outstanding’ School Catchment

Idyllic Setting: Positioned ideally between the bustling village of Yoxall and the premier hamlet of Hoar Cross, Redbank Farm Barns enjoy a desirable and tranquil setting overlooking peaceful countryside views. Rambling, cycling and equestrian pursuits can all be enjoyed from your doorstep, with surrounding commuter routes and amenities easily accessible from the secluded yet well connected position.

Village Living: Yoxall is around one mile away and is home to a vibrant community centred around the character High Street where pubs, a convenience store and Post Office, a butchers’ and a Health Centre can all be found. Rural amenities include a local Butchers, Bakery and the Deer Park Farmshop and Café, all being within a healthy walk

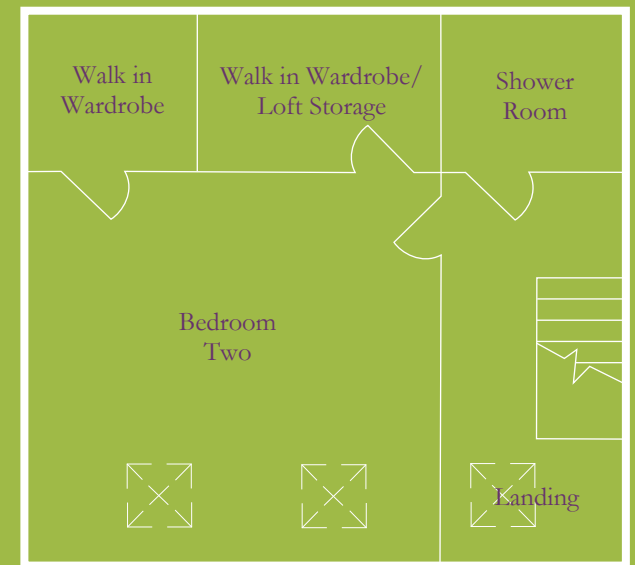
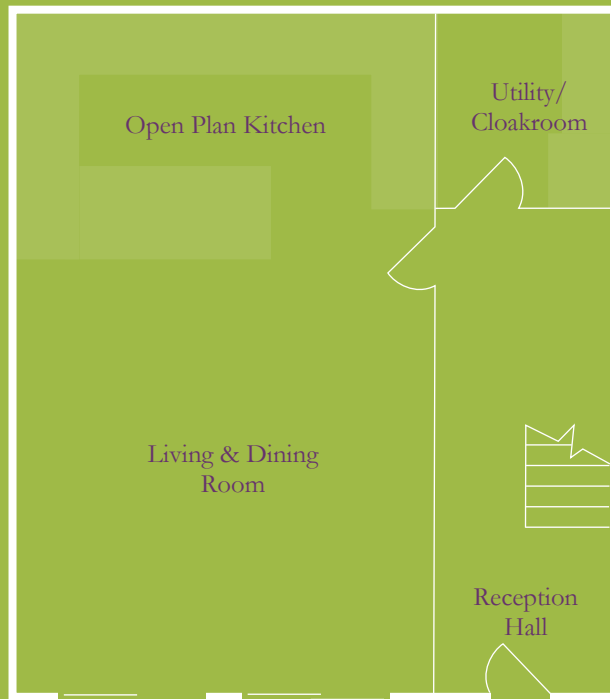
from the property. The barns lie a short drive from both Hoar Cross Hall Spa & the FAs St George’s Park, both of which offer health and leisure facilities including a members’ only gym. Local Barton under Needwood offers more comprehensive amenities including a Post Office and Co-Op, boutique shops, a doctors surgery, dispensary pharmacy, Holland Sports Club and a village hall.

Schooling: The area benefits from excellent schooling both private and state, with the ‘Outstanding’ rated St Peters Primary School in Yoxall feeding into John Taylor Academy in Barton under Needwood. The John Taylor Free School in Tatenhill also lies within a convenient drive, and independent institutions include Lichfield Cathedral, Repton, Denstone and Abbotsholme.

Well Connected: The village acts as an A38 corridor, giving swift access to the A50 and national motorway network beyond. For commuters, the commercial centres of Burton on Trent, Lichfield, Birmingham, Uttoxeter and Nottingham are all reachable, rail travel from Lichfield provides direct links to Birmingham and London, and the International Airports of East Midlands, Birmingham and Manchester are each with an hour’s drive.



Plot 1 Dream Weaver **SOLD**



Plot 1 Dream Weaver

SOLD

- Contemporary Converted Barn
- New in 2024– 10 Year Warranty
- Offered with No Upward Chain
- Balcony with Idyllic Views
- Open Plan Living & Dining Kitchen
- Reception Hall & Utility/Cloakroom
- Two Exceptional Double Bedrooms
- En Suite Bathroom, Shower Room
- Three Walk in Wardrobes
- Gardens with Stunning Views
- Single Garage & Parking
- Secluded Countryside Setting

Reception Hall 6.3 x 1.85m (approx. 20'7 x 6'0)

A composite entrance door opens into this spacious hallway, having tiled flooring, stairs rising to the first floor and ample space beneath the stairs to create fitted storage or an office space. Doors lead into:

Open Plan Kitchen 8.8 x 5.11m (approx. 28'10 x 16'9)

A most impressive open plan space enjoying a tranquil outlook over the gardens and farmland beyond. The **Kitchen** comprises a range of wall and base units with Quartz worksurfaces over, housing a Belfast sink, range cooker and integrated appliances including dishwasher, fridge and freezer. The worktops extend to one side to create a breakfast bar and there is ample storage to the L shaped units. Tiled flooring extends into the **Living & Dining Room**, having sliding doors opening out to the gardens and a contemporary electric fireplace

Utility/Cloakroom 2.35 x 1.85m (approx. 7'8 x 6'0)

Fitted with base units housing space for a washing machine, full height units, pedestal wash basin and WC, with tiled flooring and half tiling to walls. The oil boiler is housed in here



Stairs rise to the **First Floor Landing** 6.43 x 1.85m (approx. 21'1 x 6'0), having a window to the front enjoying stunning views. Doors open into the **Jack & Jill En Suite** and:

Master Bedroom 5.4 x 5.08m (approx. 17'8 x 16'7)
An impressive bedroom having sliding doors opening out to a fabulous Balcony with glazed balustrading, overlooking far-reaching countryside views. Doors open into a **Walk in Wardrobe** 2.0 x 2.0m (approx. 6'5 x 6'5)

En Suite Bathroom 3.01 x 2.0m (approx. 9'10 x 6'5)
Comprising an oversized double shower and freestanding bathtub with tiled flooring and walls and a high level window to the rear. A door opens into the **Jack & Jill WC** 2.0 x 1.85m (approx. 6'0 x 5'11), having fitted wash basin, WC, tiled walls and flooring and a door opening out to the **Landing**

Stairs rise to the **Second Floor Landing** 5.6 x 1.85m (approx. 18'4 x 6'0) having a skylight and doors opening into:

Bedroom Two 6.74 x 5.08m (approx. 22'1 x 16'7) – restricted head height
Another generous bedroom having two skylights and doors leading into:

Walk in Wardrobe 2.0 x 2.0m (approx. 6'6 x 6'6)
Loft Store 3.0 x 2.0m (approx. 9'9 x 6'6)

Shower Room 3.05 x 1.85m (approx. 10'0 x 6'0)
Fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled walls and an extractor fan

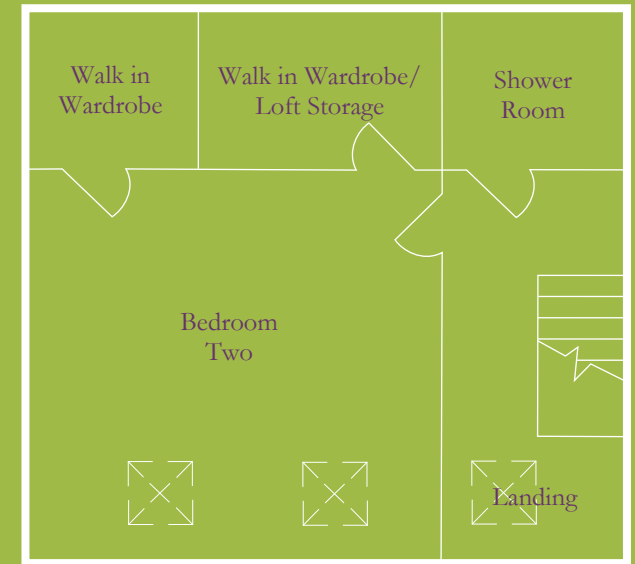
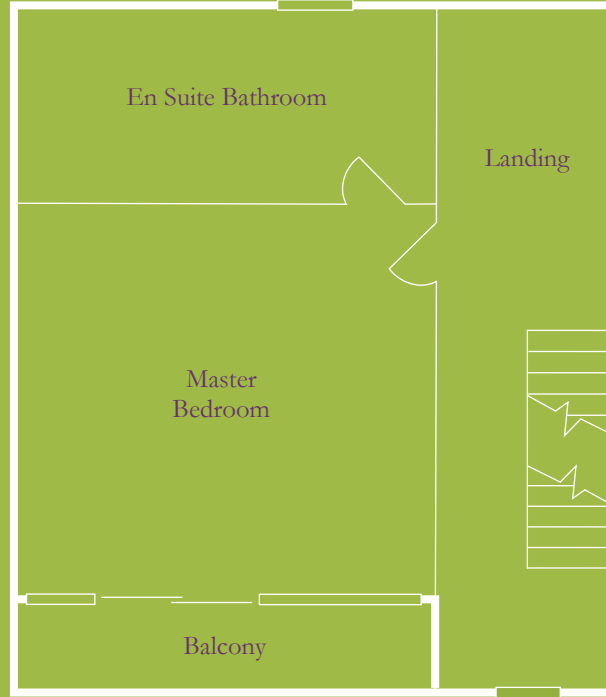
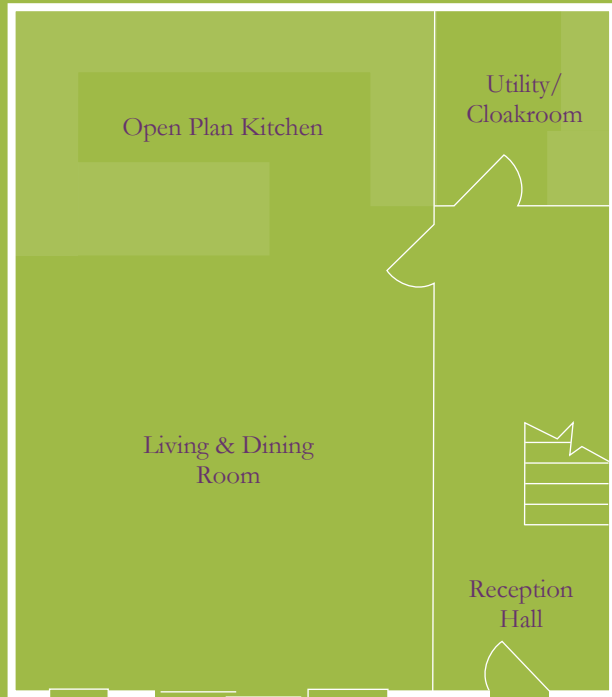
Outside

Dream Weaver enjoys an idyllic setting on the rural outskirts of Yoxall and Hoar Cross, enjoying tranquil surroundings ideal to explore local walking and cycling routes. A lengthy drive leads from Maker Lane up to Redbank Farm, and there is allocated **Visitors Parking** to one side. A drive leads to the front of the barns to a garage block where the property owns a **Single Garage**, and there is **Parking** for one vehicle to the fore of the garage

A gate opens from the drive leading into the **West Facing Garden**, having a pathway leading to the front door. The idyllic rural outlook can also be appreciated from a first floor **Balcony** with glazed balustrading accessed from the principal bedroom



Plot 2 **Pheasants Run**



Plot 2 Pheasants Run

- Contemporary Converted Barn
- New in 2024– 10 Year Warranty
- Offered with No Upward Chain
- Balcony with Idyllic Views
- Open Plan Living & Dining Kitchen
- Reception Hall & Utility/Cloakroom
- Two Exceptional Double Bedrooms
- En Suite Bathroom, Shower Room
- Three Walk in Wardrobes
- Gardens with Stunning Views
- Single Garage & Parking
- Secluded Countryside Setting

Reception Hall 6.33 x 1.85m (approx. 20'9 x 6'0)

A composite entrance door opens into this spacious hallway, having tiled flooring, stairs rising to the first floor and ample space beneath the stairs to create fitted storage or an office space. Doors lead into:

Open Plan Kitchen 8.8 x 4.95m (approx. 28'10 x 16'2)

A most impressive open plan space enjoying a tranquil outlook over the gardens and farmland beyond. The **Kitchen** comprises a range of wall and base units with Quartz worksurfaces over, housing a Belfast sink, range cooker and integrated appliances including dishwasher, fridge and freezer. The worktops extend to one side to create a breakfast bar and there is ample storage to the L shaped units. Tiled flooring extends into the **Living & Dining Room**, having sliding doors opening out to the gardens and a contemporary electric fireplace

Utility/Cloakroom 2.32 x 1.85m (approx. 7'8 x 6'0)

Fitted with base units housing space for a washing machine, full height units, pedestal wash basin and WC, with tiled flooring and half tiling to walls. The oil boiler is housed in here



Stairs rise to the **First Floor Landing** 8.75 x 1.85m (approx. 28'8 x 6'1), having a window to the front enjoying stunning views. there is ample space to create fitted storage or a snug/library area to the landing, and a door opens into:

Master Bedroom 5.4 x 5.08m (approx. 17'8 x 16'7)
An impressive bedroom having sliding doors opening out to a fabulous Balcony with glazed balustrading, overlooking far-reaching countryside views. A doors opens into the:

En Suite Bathroom 4.92 x 2.2m (approx. 16'1 x 7'3)
Comprising a contemporary suite having twin vanity wash basins, freestanding bathtub and an oversized double shower, with tiled flooring, tiled walls and a high level window to the rear

Stairs rise to the **Second Floor Landing** 6.15 x 1.85m (approx. 20'2 x 6'0) having a skylight and doors opening into:

Bedroom Two 6.7 x 4.95m (approx. 22'1 x 16'2) – restricted head height
Another generous bedroom having two skylights and doors leading into:

Walk in Wardrobe 2.0 x 2.0m (approx. 6'6 x 6'6)
Loft Store 3.0 x 2.0m (approx. 9'9 x 6'6)

Shower Room 2.46 x 1.85m (approx. 8'0 x 6'0)
Fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled walls and an extractor fan

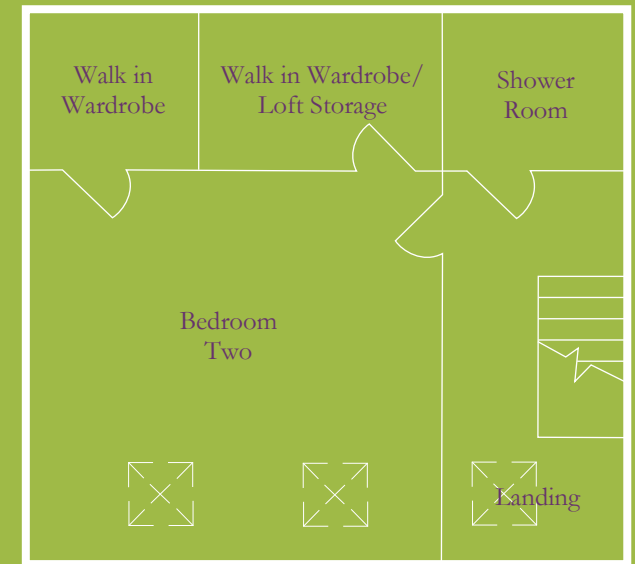
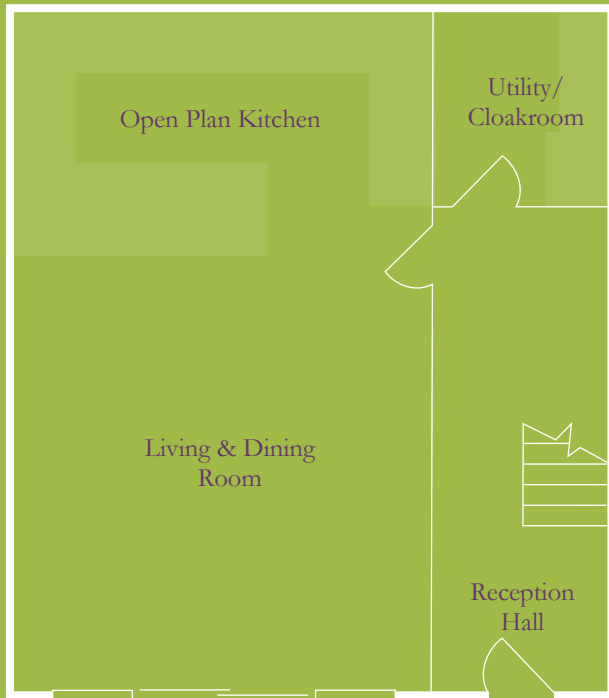
Outside

Pheasants Run enjoys an idyllic setting on the rural outskirts of Yoxall and Hoar Cross, enjoying tranquil surroundings ideal to explore local walking and cycling routes. A lengthy drive leads from Maker Lane up to Redbank Farm, and there is allocated **Visitors Parking** to one side. A drive leads to the front of the barns to a garage block where the property owns a **Single Garage**, and there is **Parking** for one vehicle to the fore of the garage

A gate opens from the drive leading into the **West Facing Garden**, having a pathway leading to the front door. The idyllic rural outlook can also be appreciated from a first floor **Balcony** with glazed balustrading accessed from the principal bedroom



Plot 3 **Buzzards View**



Plot 3 **Buzzards View**

- Contemporary Converted Barn
- New in 2024– 10 Year Warranty
- Offered with No Upward Chain
- Balcony with Idyllic Views
- Open Plan Living & Dining Kitchen
- Reception Hall & Utility/Cloakroom
- Two Exceptional Double Bedrooms
- En Suite Bathroom, Shower Room
- Three Walk in Wardrobes
- Gardens with Stunning Views
- Single Garage & Parking
- Secluded Countryside Setting

Reception Hall 6.3 x 1.85m (approx. 20'7 x 6'0)

A composite entrance door opens into this spacious hallway, having tiled flooring, stairs rising to the first floor and ample space beneath the stairs to create fitted storage or an office space. Doors lead into:

Open Plan Kitchen 8.74 x 5.07m (approx. 28'7 x 16'7)

A most impressive open plan space enjoying a tranquil outlook over the gardens and farmland beyond. The **Kitchen** comprises a range of wall and base units with Quartz worksurfaces over, housing a Belfast sink, Smeg range cooker and integrated appliances including dishwasher, fridge and freezer. The worktops extend to one side to create a breakfast bar and there is ample storage to the L shaped units. Tiled flooring extends into the **Living & Dining Room**, having sliding doors opening out to the gardens and a contemporary electric fireplace

Utility/Cloakroom 2.32 x 1.85m (approx. 7'7 x 6'0)

Fitted with base units housing space for a washing machine, full height units, pedestal wash basin and WC, with tiled flooring and half tiling to walls. The oil boiler is housed in here



Stairs rise to the **First Floor Landing** 6.43 x 1.85m (approx. 21'1 x 6'0), having a window to the front enjoying stunning views. Doors open into the Jack & Jill En Suite and:

Master Bedroom 5.4 x 5.08m (approx. 17'8 x 16'7)
An impressive bedroom having sliding doors opening out to a fabulous Balcony with glazed balustrading, overlooking far-reaching countryside views. Doors open into a **Walk in Wardrobe** 2.0 x 2.0m (approx. 6'5 x 6'5)

En Suite Bathroom 3.01 x 2.0m (approx. 9'10 x 6'5)
Comprising an oversized double shower and freestanding bathtub with tiled flooring and walls and a high level window to the rear. A door opens into the **Jack & Jill WC** 2.2 x 1.85m (approx. 7'2 x 6'0), having fitted wash basin, WC, tiled walls and flooring and a door opening out to the **Landing**

Stairs rise to the **Second Floor Landing** having a skylight and doors opening into:

Bedroom Two 6.74 x 5.08m (approx. 22'1 x 16'7) – restricted head height
Another generous bedroom having two skylights and doors leading into:

Walk in Wardrobe 2.0 x 2.0m (approx. 6'6 x 6'6)
Loft Store 3.0 x 2.0m (approx. 9'10 x 6'6)

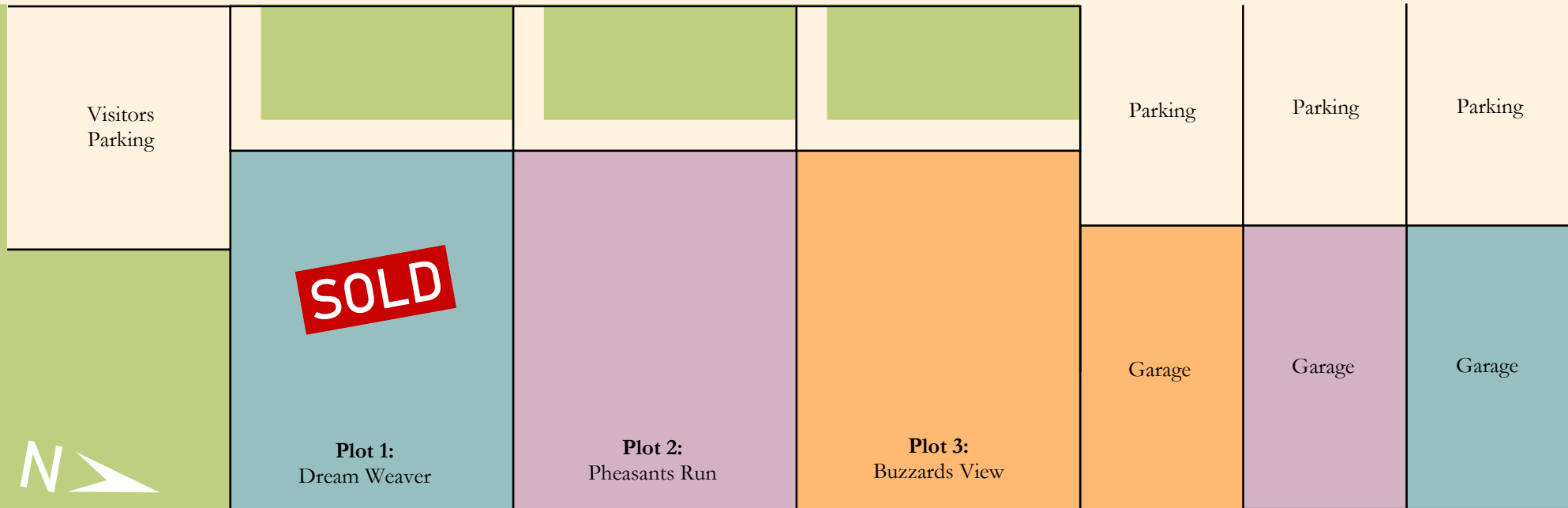
Shower Room 3.12 x 1.85m (approx. 10'2 x 6'0)
Fitted with pedestal wash basin, WC and shower, with tiled flooring, tiled walls and an extractor fan

Outside

Buzzards View enjoys an idyllic setting on the rural outskirts of Yoxall and Hoar Cross, enjoying tranquil surroundings ideal to explore local walking and cycling routes. A lengthy drive leads from Maker Lane up to Redbank Farm, and there is allocated **Visitors Parking** to one side. A drive leads to the front of the barns to a garage block where the property owns a **Single Garage**, and there is **Parking** for one vehicle to the fore of the garage

A gate opens from the drive leading into the **West Facing Garden**, having a pathway leading to the front door. The idyllic rural outlook can also be appreciated from a first floor **Balcony** with glazed balustrading accessed from the principal bedroom





Services: Oil Central Heating, Double Glazed Windows & Private Drainage System

Viewings: Strictly by Appointment Only

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.