



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

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 luxurious 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 storage spaces 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.

Two Plots Remaining!

- Three Contemporary Barns
- New in 2024– 10 Year Warranty
- Offered with No Upward Chain
- Balcony with Idyllic Views
- Magnificent Open Plan Living
- Kitchen with Integrated Appliances & Range Cooker included
- Spacious Reception Hall
- Utility/Cloakroom
- Two Exceptional Double Bedrooms
- All with En Suite Bathrooms
- Second Floor Shower Rooms
- Second Floor Landings with Study Area
- Luxurious Walk in Wardrobes
- Private Gardens & Stunning Views
- Single Garage & Parking
- Secluded Countryside Setting
- Double Glazed Windows
- LPG Central Heating
- Private Drainage System
- East Staffordshire Council (Banding TBC)

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.

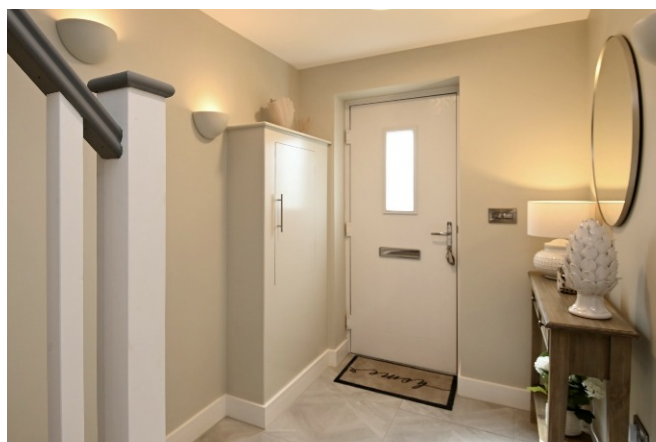
from the property. The barns lie a short drive from both Hoar Cross Hall Spa & the FAs St George's Park, both of which offer health and leisure facilities including a members' only gym. Local Barton under Needwood offers more comprehensive amenities including a Post Office and Co-Op, boutique shops,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

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.

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

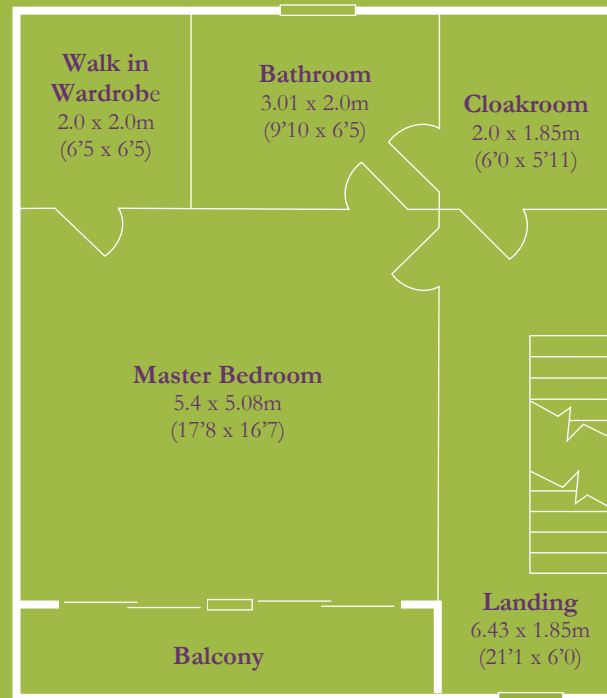
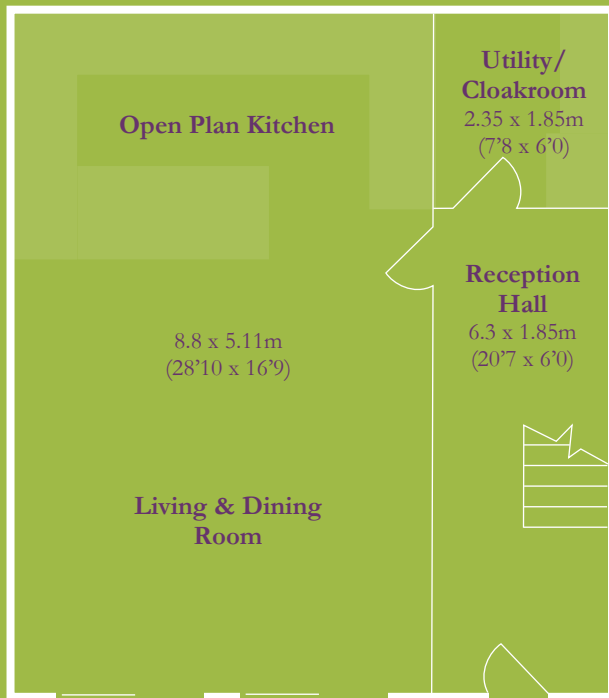
Schooling: The area benefits from excellent schooling both private and state, with the 'Outstanding' rated St Peters Primary School in Yoxall feeding into John Taylor Academy in Barton under Needwood. The John Taylor Free School in Tatenhill also lies within a convenient drive, and independent institutions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

Furnished photographs are of Plot 1 Dream Weaver and are intended as representation only. No additional fittings, furniture or landscaping is included in the sale

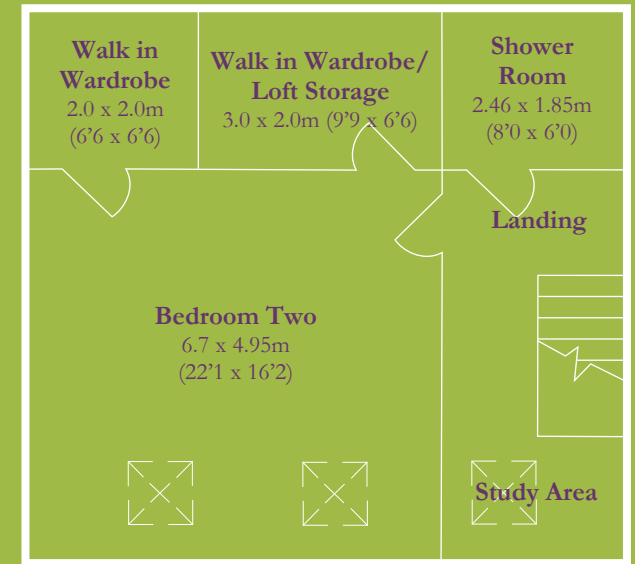
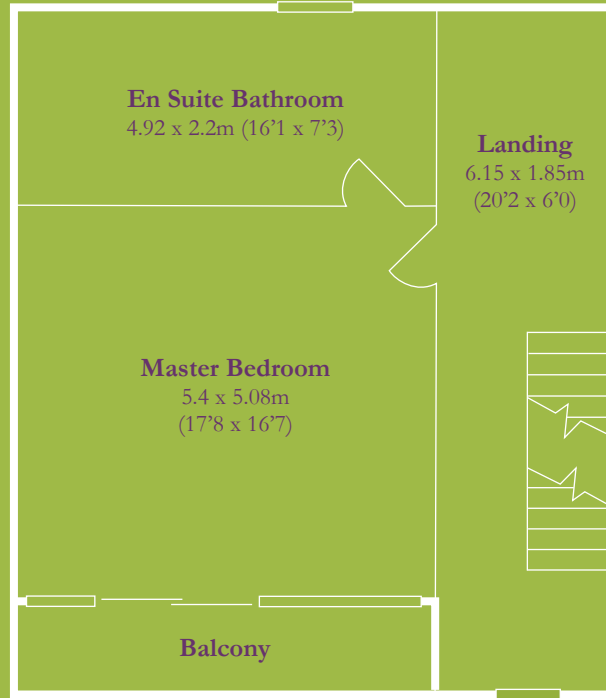
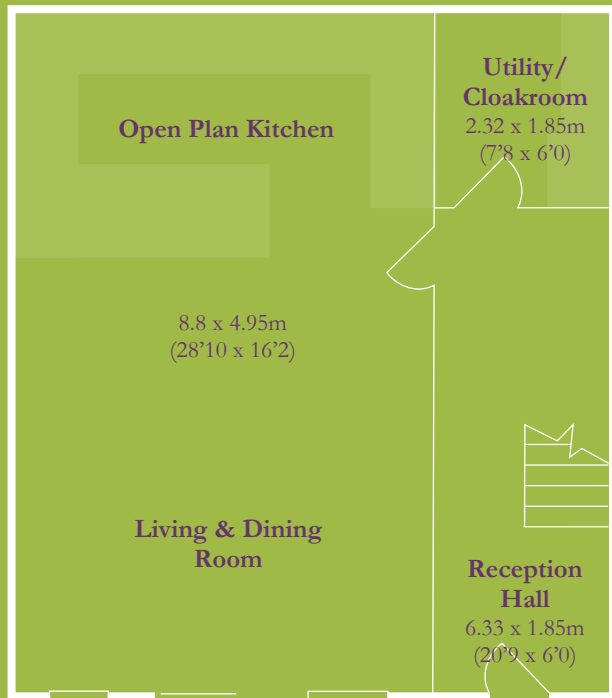


Plot 1 Dream Weaver

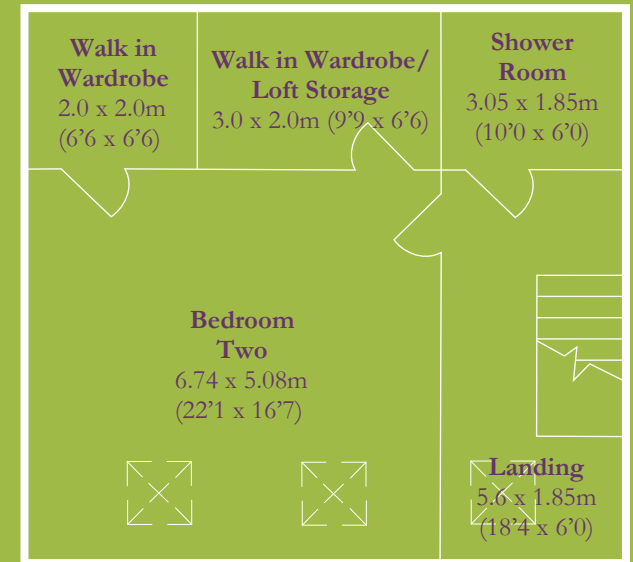
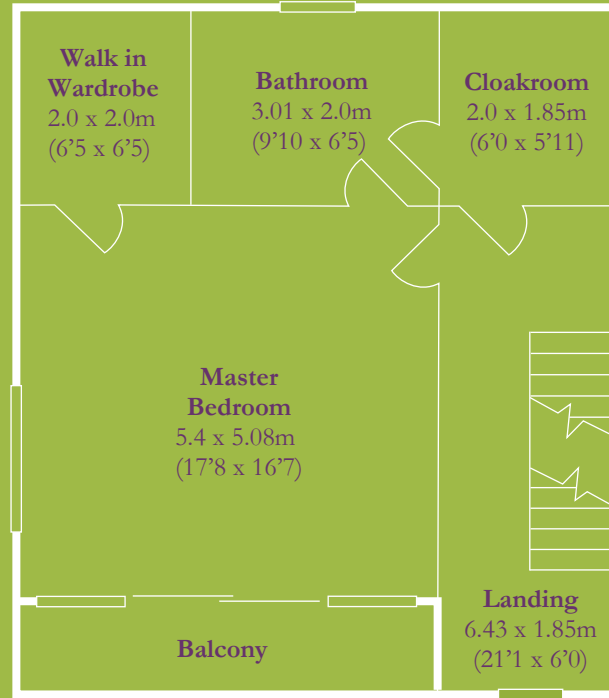
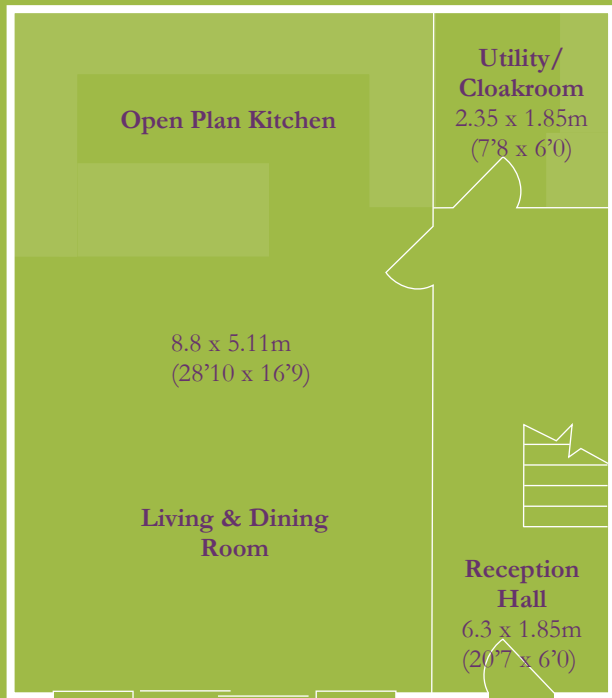
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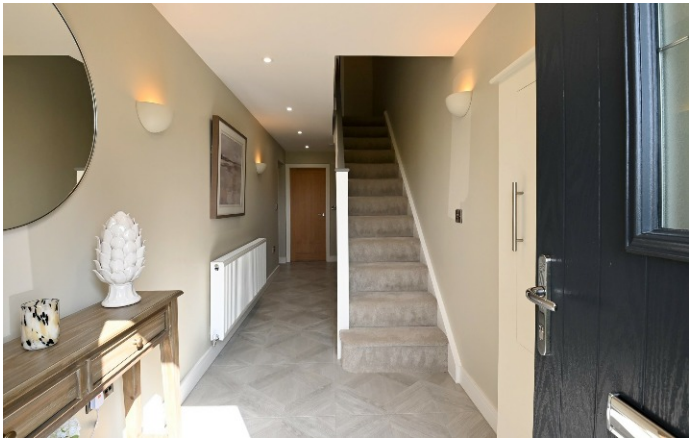


Plot 2 **Pheasants Run**



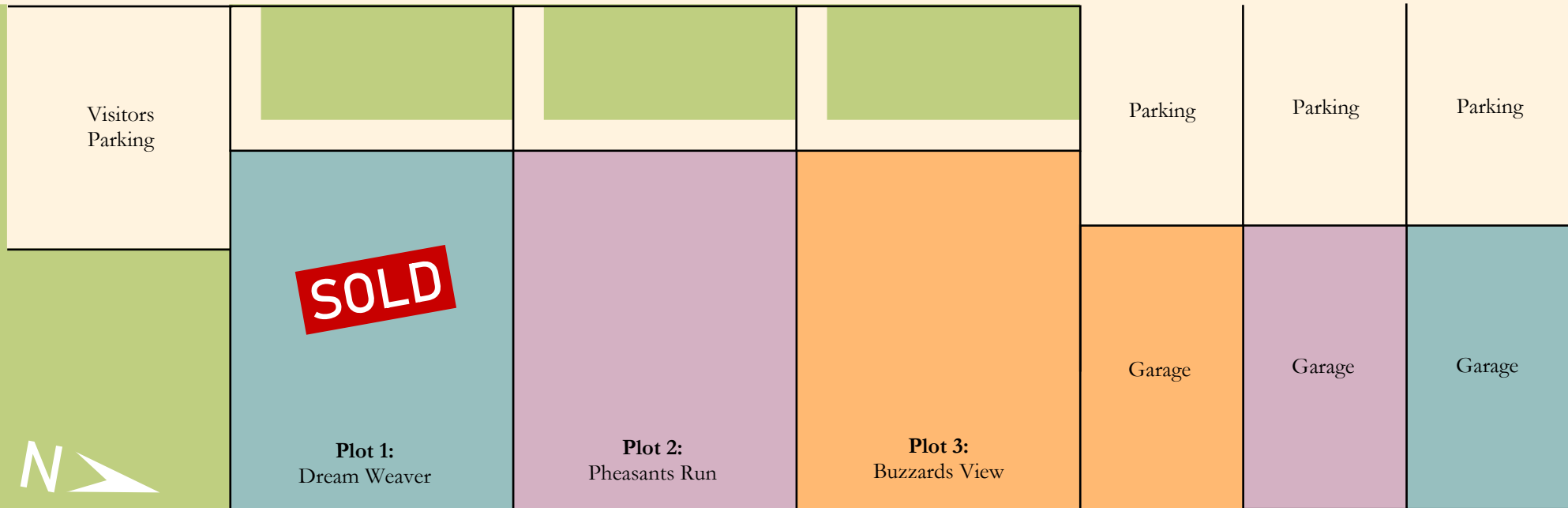
Plot 3 **Buzzards View**











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.