



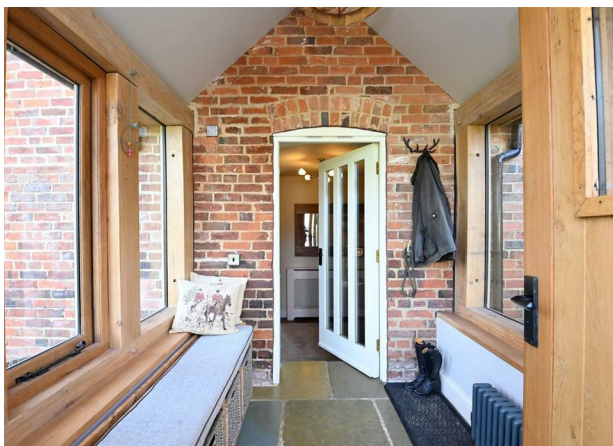
Bracken Barn Scotch Hill, Newchurch, Hoar Cross,
Staffordshire, DE13 8RL

 Parker
Hall

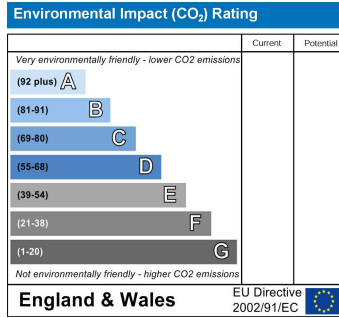
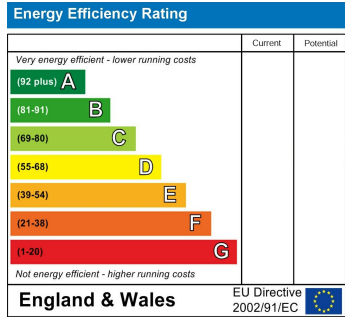
Residing within an exclusive gated courtyard is Bracken Barn, a beautifully appointed barn conversion with an optional equestrian complex, showcasing generously proportioned interiors, four double bedrooms and superb outside space including a double garage and landscaped gardens. Featuring a wealth of beams, exposed brickwork and traditional finishes throughout, this delightful countryside home enjoys a most picturesque setting amidst stunning Staffordshire countryside, with the rare potential to acquire a further four acres and outstanding equestrian facilities (by separate negotiation). The barn has also received upgrades including a remote controlled gas stove to the lounge, re-pointing to the exterior, an EV charging point and solar panels with export tariff and storage batteries aiding both the hot water and electricity.

A bespoke oak framed entrance porch leads into the central reception hall, which gives access into a farmhouse dining kitchen with utility room, two spacious and characterful reception rooms, a study and cloakroom, with four double bedrooms set to the first floor. The master and second bedroom suites feature private shower rooms and a luxurious family bathroom services the additional bedrooms. Outside, secure electric gates shared with two additional properties lead into the courtyard, where there is allocated parking and a detached double garage. A gate opens into the lawned fore gardens where a pathway leads to the front door, enjoying pleasant countryside views to the side. To the rear of the barn is a secluded south facing courtyard which has been recently landscaped to a superb degree. Bracken Barn benefits from hardwood double glazing, LPG gas central heating and a shared Klargester which services two additional properties.

- Character Barn Conversion
- Exclusive Electric Gated Courtyard Setting
- Equestrian Facilities as Separate Negotiation
- Two Reception Rooms & Study
- Bespoke Farmhouse Dining Kitchen
- Four Excellent Double Bedrooms
- Master and Guest En Suites, Family Bathroom
- Lawned Gardens with Views, South Facing Courtyard
- Double Garage & Parking
- Solar Panels with Storage Battery



Opposite the driveway to the barn is a second gated drive which leads into the equestrian facilities, which include a Paul Boulton full size arena and turnout paddock, four acres and an American barn with four stables, a feed store, tack room and two large barns. The equestrian facilities are on a separate title and are available by separate negotiation.





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 included as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: 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.