

The Old Stables

Hollybush Park Newborough Staffordshire



The Old Stables

Hollybush Road Newborough DE13 8SF

This outstanding Grade II Listed property stands within Hollybush Park; a small and select development of character properties that once formed part of the neighbouring Hollybush Hall estate. Set within a walled and wonderfully secluded south facing garden, this beautifully appointed stables conversion is set amidst rolling countryside on the rural outskirts of Newborough, having been sympathetically extended to create a very spacious and individual four bedroom family home. The Old Stables offers a unique opportunity to own a piece of English History within this most desirable and private Staffordshire setting.

The generously proportioned interiors include a reception hall, a spacious sitting room, versatile garden room with Orangery skylight and a stunning farmhouse dining and living kitchen featuring a handmade kitchen and magnificent exposed beams. Also off the kitchen is a utility room, and a guest cloakroom is set off the inner hall. Four double bedrooms are serviced by a master en suite and a luxurious family bathroom, with three of the bedrooms also having fitted wardrobes.

Set on the tranquil borders of Newborough, far-reaching views can be enjoyed on the entrance to Hollybush Park, with the sweeping driveway winding up to private electric gates into The Old Stables. The secluded walled plot enjoys a fabulous southerly aspect, plenty of privacy and ample parking, with the property enjoying a manageable yet established garden to appreciate the peaceful surroundings.

This deceptively spacious character home showcases a wealth of original features and a high standard of finish, having received Heritage approved Finto glass (equivalent to triple glazed) hardwood windows and doors in 2024. The Old Stables is serviced by private drainage and LPG central heating with remote Tado smart controls.



what3words:

[///plus.highlighted.novel](https://www.what3words.com/plus.highlighted.novel)

Newborough is a premier village nestled within stunning Staffordshire countryside, renowned for its idyllic surroundings and thriving community. The village centre is home to The Old Bakers Cottage Tearooms, the Red Lion pub, Riverside Park play area, the Meynall cricket ground and a stunning 14th Century church, with further everyday amenities easily accessible in surrounding villages including Abbots Bromley and Yoxall.

The village neighbours the rural hamlet of Hoar Cross, offering luxurious amenities including Hoar Cross Hall Hotel and Day Spa and the Deer Park Farmshop and Café, and the FA's St Georges Park in Needwood offers an on-site restaurant, spa and a members only gym.

For outdoor pursuits, the area is renowned for picturesque walks and cycling, being ideally positioned alongside areas of the National Forest. There are a number of local equestrian centres including Eland Lodge and Marchington Field, and Cannock Chase lies around 10 miles from the property.

The village 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 of which can be reached in a short drive from the property.

A location well suited to commuters, Newborough is well placed for access to the A515, A38 and A50, two stations in Lichfield offer direct rail links to Birmingham and London (in 80 minutes) and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.



Village Centre & Amenities: 0.5 mile



Lichfield Rail Station: 13 miles
Burton Rail Station: 8 miles



Birmingham City Centre: 33 miles
Derby City Centre: 18 miles
Stafford City Centre: 20 miles



Blithfield Reservoir: 6 miles
Cannock Chase: 15 miles



Birmingham Airport: 33 miles
East Midlands Airport: 27 miles

A Staffordshire blue brick path leads to the recessed **Porch**, having quarry tiled flooring and a hardwood door leading into the **Reception Hall**. A spacious welcome to this character home, the hall has solid oak flooring, vaulted ceilings and twin sets of double doors opening into the **Sitting Room** and **Farmhouse Dining Kitchen**.

The generous **Sitting Room** has impressive vaulted ceilings and a period fireplace housing a gas living flame fire, with double doors opening out to the charming, walled south facing gardens. Opposite the **Sitting Room** is the **Open Plan Farmhouse Dining Kitchen** with **Living Area**, a magnificent space featuring impressive vaulted ceilings and original exposed beams. The **Kitchen** comprises a range of bespoke, handmade solid oak wall and base units with granite worksurfaces over, housing a ceramic double Butler sink and an integrated dishwasher. A brickwork inglenook houses an electric range cooker which is included in the sale, and windows face the front enjoying a pleasant outlook over the walled gardens. Tiled flooring extends throughout the kitchen, there is a door opening out to the garden from the living area, and doors open into the **Hallway** and to the **Utility Room**, having units coordinating with those of the kitchen, a Belfast sink and spaces for a washing machine and fridge freezer. A door gives access out to the garden.

The **Hallway** gives access to the four bedrooms, bathroom and to the **Cloakroom** which is fitted with wash basin set to vanity unit and a WC. Plenty of skylights provide natural light, and a second reception room is accessed via the **Master Bedroom**. A versatile space having twin bifold doors opening out to the gardens, the **Garden Room** features an **Orangery** style skylight and travertine tiled flooring, as well as having a useful fitted storage cupboard.







Doors open from the **Hallway** into **Four Double Bedrooms**, three of which have fitted wardrobes.

The **Master Bedroom** is set to the far end of the barn, extending to a superb size and having impressive vaulted ceilings. The master also has private use of an **En Suite Shower Room** fitted with a traditional suite with a walk in shower.

The three additional bedrooms share use of a luxurious **Family Bathroom**, having feature lighting and a double ended spa bathtub.







From Hollybush Road, a sweeping block paved driveway leads into the private Hollybush Park, a prestigious location enjoying the ideals of peaceful rural living with convenient access to surrounding village amenities. The Old Stables is positioned at the end of the drive, having private electric gates opening into the driveway. There is parking for a number of vehicles to the gravel driveway, and the EV charger point is included in the sale.

The **Walled South Facing Garden** extends to the fore of the barn, being bordered by historic brick walls and enjoying an excellent degree of privacy. A Staffordshire blue brick terrace edges the property leading onto well tended lawns, with a decked terrace to one side providing a tranquil space for alfresco dining. There is exterior lighting, water and power, and a calming water fountain is also included in the sale.



- Stunning & Well Maintained Stables Conversion
- Prestigious & Historic Private Setting
- Grade II Listed & Wealth of Character
- Extensive Family Accommodation
- Walled South Facing Garden
- Spacious Lounge & Garden Room
- Magnificent Dining & Living Kitchen
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Electric Gated Entrance
- Ample, Secure Parking
- Heritage Approved 2024 Hardwood Windows
- ‘Outstanding’ School Catchment
- Well Placed for Local Amenities, Commuter Routes & Rail Travel

Floor Area: 2,217 ft² / 206 m²

Ground Floor

Reception Hall 3.48 x 2.73m (approx. 11'5 x 8'11)

Lounge 6.63 x 4.58, 4.16m (approx. 21'8 x 15'0, 13'7)

Farmhouse Dining Kitchen 8.34 x 4.54m (approx. 27'4 x 14'10)

Garden Room 5.14 x 5.1m (approx. 16'10 x 16'8)

Utility 3.3 x 1.97m (approx. 10'10 x 6'5)

Cloakroom

Master Bedroom 6.39 x 4.62m (approx. 20'11 x 15'1)

En Suite Shower Room

Bedroom Two 3.56 x 3.5m (approx. 11'8 x 11'5)

Bedroom Three 3.56 x 3.5m (approx. 11'8 x 11'5)

Bedroom Four 3.7 x 3.3m (approx. 12'2 x 10'10)

Family Bathroom



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

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.

Ph SW 11.03.2025



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