Fairview

Hadley End Staffordshire

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Fairview

Upper Hoar Cross Road Hadley End Yoxall DE13 8PF

Residing within a gated 4.3 acre plot surrounded by tranquil Staffordshire countryside, the aptly titled Fairview is a delightfully individual rural home offering both enviable equestrian/ smallholding facilities and a charming countryside setting within this premier hamlet. This characterful detached cottage has been remodelled over time to create versatile interiors ideal to suit a growing family, multi-generational living or a home-based business, as well as having further conversion potential (STPP). The grounds are home to extensive outbuildings including garaging, stabling and a large barn, with an adjacent 3.8 acres of paddock land completing this outstanding complex. Whilst enjoying a wonderfully peaceful rural location, Fairview is within easy reach of local amenities including 'Outstanding' schools, a luxury farm shop, butchers and a bakery, with this desirable setting also renowned for its convenient access to local commuter routes and rail links. Fairview offers a one-of-a-kind opportunity for those looking for an estate with the potential to grow and adapt alongside the needs of its next caretaker.

Fairview has been maintained to a superb standard as well as having received extensions and upgrades over time. The original cottage houses a refitted breakfast kitchen and two reception rooms, with a conservatory connecting the two where stunning views over the gardens and land can be enjoyed. Three good sized bedrooms are serviced by a family bathroom, with the luxurious master suite having a dressing area, an en suite and a Juliette balcony highlighting views towards the paddock land and rolling countryside beyond. Also within the main cottage are a WC and a utility which connects through to the annexe, giving flexibility for this part of the house to be used as either extended or self contained accommodation. The annexe houses a breakfast kitchen and a spacious living and dining room, with an en suite bedroom set to the first floor.

Ornate electric gates open into Fairview, where the large yard leads to an extensive range of outbuildings and on to the land. Totalling 3.8 acres, the paddock land is arranged into three fields with access in between. Ideally set up for equestrian use, a range of outbuildings include four stables, a large barn with three 15ft bays and a covered car port, alongside a detached twin bay coach house which offers potential for conversion (subject to relevant permissions). South facing formal gardens extend to the side of the cottage, with the yard and gardens totalling a further 0.5 acre and enjoying an enviable outlook over the paddock land beyond.

The rural hamlet of Hadley End is positioned a few minutes from Yoxall, enjoying a tranquil setting with idyllic rolling views. This delightful location is just a mile from the local village of Yoxall, combining the ideals of peaceful rural living with the convenience of nearby amenities. Many footpaths, bridleways and cycling routes can be enjoyed from Fairview's doorstep, with local equestrian centres including Field House and Eland Lodge.

Within a short walk of Fairview is the Woodside Farm Barns complex, home to farm and gift shops, the award winning Paul Shum Butchers and a bakery, with the charming and popular village of Yoxall having further amenities a health centre, shops, Post Office/general store, St Peter's church and two country pubs. Hadley End borders the premier Hoar Cross, where luxurious amenities include Hoar Cross Hall Day Spa and Gym, The Deer Park Farm Shop and the FA's St George's Park.

St Peters Primary School is situated within Yoxall, feeds into the highly regarded John Taylor Secondary in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating. The John Taylor Free School also lies within a short drive, and a range of independent schools are also easily accessible, including Repton, Lichfield Cathedral and Denstone College.

A location well suited to commuters, the property benefits from easy access to the A38, A515 and A50, rail services from Lichfield provide regular and direct links to Birmingham and London and the International airports of Manchester, Birmingham & East Midlands are all within an easy drive.

Village Centre & Amenities: 1 mile

Lichfield Rail Station: 10 miles
Burton Rail Station: 9 miles

Uttoxeter Town Centre: 10 miles
Derby City Centre: 20 miles
Birmingham City Centre: 30 miles

Peak District National Park: 18 miles
Cannock Chase: 10 miles

Manchester Airport: 65 miles
East Midlands Airport: 30 miles

Ornate double gates and a pillared entrance opens into Fairview, where the yard gives access onto the land, to the outbuildings and into the property itself. A beautifully landscaped border with a charming horse and rider topiary leads to the front door, opening in turn to the **Entrance Hall**. A glazed door leads to the **Reception Hall**, where stairs rise to the first floor accommodation and doors open into two reception rooms positioned within the original part of the cottage.

The extended **Lounge** features a stunning brickwork inglenook with a multifuel stove set to tiled hearth and side windows overlooking the gardens, with double doors opening through to the **Conservatory**. A second reception room, a formal **Dining Room**, has a wood burner style LPG fireplace and French doors also leading into the **Conservatory**, where windows overlooking views over the gardens, land and countryside beyond. The **Conservatory** has electric under floor heating and bifold doors open out to the formal gardens.

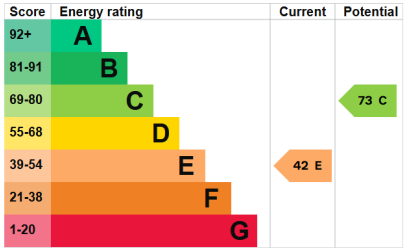
Also accessed from the **Reception Hall**, the **Breakfast Kitchen** has been refitted to a superb standard, having a range of shaker style wall, base and full height units housing an inset sink with side drainer and recess with fitted extractor housing a Flavel electric range cooker. Integrated appliances include a Neff eye-level oven and a dishwasher, there is space for an American fridge freezer and the quartz marble finish worksurfaces extend to one side to create a breakfast bar. Windows to the side enjoy views towards one of the paddocks, and the kitchen has tiled flooring, having a door into the **Inner Hallway** which has Karndean flooring and access out to the rear garden.

The **Cloakroom** is accessed from the **Inner Hallway**, housing useful fitted cloakroom storage, a wash basin set to vanity unit and a WC. The hallway has a useful double width housekeeping cupboard and also leads into the **Utility**, where there is access out to the front aspect. Refitted wall and base units house an inset sink as well as space for a washing machine, and an internal door opens into the **Breakfast Kitchen** of the **Annexe**.

Stairs rise to the **First Floor Landing**, where windows enjoy a pleasant outlook onto the lane. There is access to the loft as well as to a useful cupboard, and doors open into the three bedrooms and family bathroom.

The **Principal Bedroom** has been thoughtfully extended to create a stunning suite, having a **Dressing Area** with a range of fitted wardrobes, a spacious **Double Room** and an **En Suite Shower Room**. The bedroom has triple aspect views with double doors open to a delightful **Juliette Balcony** highlighting idyllic views over the south facing gardens, land and views beyond, and the **En Suite** is fitted with a modern suite having wash basin set to vanity unit, WC and a walk in shower.

Two Further Bedrooms are accessed from the landing, both enjoying open views and having fitted wardrobes and storage. The second bedroom is another good sized double and also has a traditional vanity wash basin. The **Family Bathroom** comprises a white suite having pedestal wash basin, WC, a corner bathtub and a separate double shower. There is access to a second loft space also, and it is to be noted that previously there was a doorway onto the annexe landing from the bathroom which could be reinstated to connect the two sides of the property.



From the utility, a door opens into the **Annexe Breakfast Kitchen**, a spacious kitchen fitted with a range of wall and base units housing an inset sink with side drainer and space for a fridge freezer. The slimline dishwasher and single oven are included in the sale, and the worktops extend to create a breakfast bar. A door opens into the **Living & Dining Room**, a generous open plan space having French doors opening out to the south facing rear garden. There is an LPG living flame fireplace, and stairs rise to the first floor accommodation.

The **Annexe Bedroom** has a window overlooking the garden and a double fitted wardrobe, as well as a further large **Walk in Wardrobe**. Doors also open to an **Airing Cupboard** which houses the hot water cylinder which services the entire property, and into the En Suite Shower Room, which comprises a walk in shower, WC and a wash basin set to vanity unit. **Please Note,** the annexe could be reconnected to the main house through reinstating a doorway from the Landing into the family bathroom.

The **Electric Gated Entrance** leads into the yard, where there is ample parking as well as access into the extensive range of outbuildings. The **Detached Coach House** has been constructed to building regulation standards, allowing for conversion into additional accommodation (subject to relevant permissions). Twin roller shutter doors open into the parking area, and there is a large **Workshop** with **Gardeners WC** to the side aspect. To the mezzanine level above, there is a versatile **Studio** having a window to the side and being an ideal hobby room. There is potential to extend the mezzanine level to create a full first floor should the coach house be converted into accommodation.

Accessed from the yard is a **Double Garage** with electric entrance door, having a **Boiler Room** housing the LPG boiler to the rear aspect with access into the garden. Also accessed from the yard is a useful **Car Port**, and a large **Barn** with three 15ft wide bays allows for parking of larger vehicles and exterior storage. The **Stable Block** houses four stables, having lighting throughout. Each stall also has a manger and hay racks, and there is exterior power within the car port as well as exterior water to the property itself.

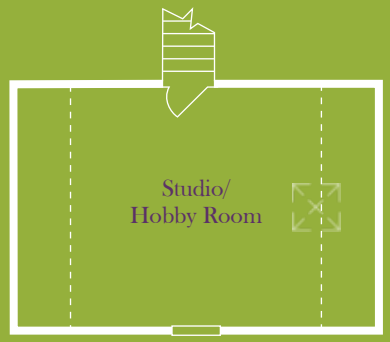
The **3.8 Acres** of **Paddock Land** is bordered by secure hedged and fenced boundaries, being arranged into three fields having connecting walkways between. A gate opens into the garden and a second gate leads into the **Yard**, where there is a **Summer House** providing an idyllic covered seating area to enjoy views over the land as well as a useful storage area to the rear.

The **South Facing Formal Gardens** have been landscaped to create pretty lawns, a paved terrace and a fenced garden pond with waterfall feature. There are a variety of mature fruit trees throughout the garden, the greenhouse is included in the sale and there is gated access into one of the three paddocks. A useful **Garden Store** also provides exterior storage.

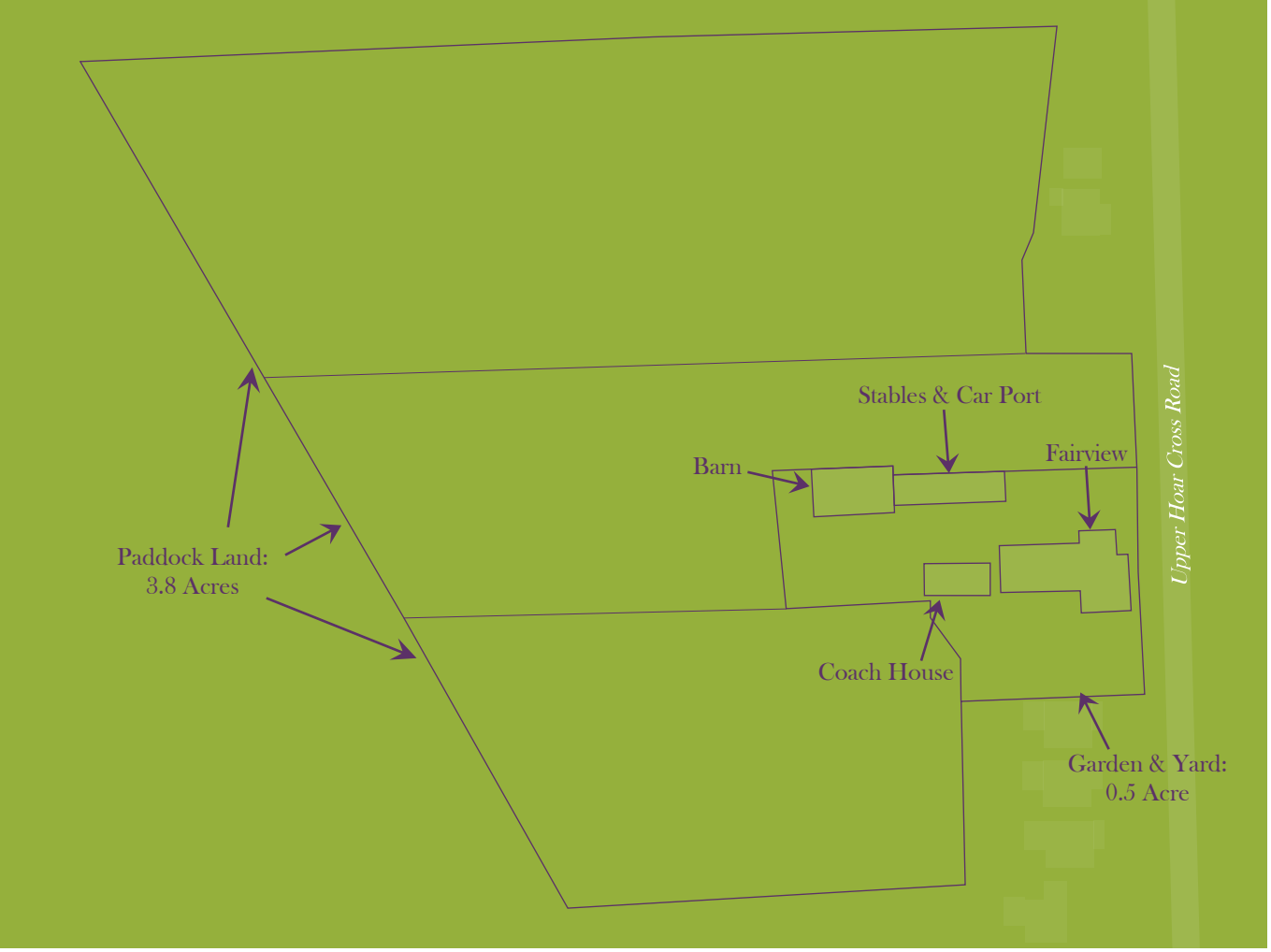
Ground Floor

First Floor

Ground Floor



First Floor


Stables & Car Port
Barn
Fairview
Upper Hoar Cross Road
Paddock Land:
3.8 Acres
Coach House
Garden & Yard:
0.5 Acre

PH 04.09.2025

Floor Area: 2,239 ft² / 208 m²

Ground Floor

Porch 1.54 x1.5m (approx. 5'0 x 4'11)
Reception Hall 3.75 x 1.93m (approx. 12'3 x 6'4)
Lounge 8.1 x 3.94, 2.85m (approx. 26'6 x 12'11, 9'4)
Dining Room 3.82 x 3.66m (approx. 12'6 x 12'0)
Conservatory 4.4 x 2.5m (approx. 14'5 x 8'2)
Breakfast Kitchen 5.14 x 3.75m (approx. 16'10 x 12'3)
Utility 1.75 x 1.53m (approx. 5'8 x 5'0)
Cloakroom

First Floor

Master Bedroom 8.1 x 6.18 x 3.93m (approx. 26'6 x 20'3 x 12'10)
En Suite 2.27 x 1.77m (approx. 7'5 x 5'9)
Bedroom Two 3.64 x 3.54m (approx. 11'11 x 11'7)
Bedroom Three 3.92 x 12'10 x 7'0)
Bathroom 3.62 x 2.14m (approx. 12'10 x 7'0)

Annexe

Breakfast Kitchen 3.9 x 3.66m (approx. 12'9 x 12'0)
Lounge 6.0 x 3.62m (approx. 19'8 x 11'10)
Master Bedroom 3.62 x 2.8m (approx. 11'10 x 9'1)
En Suite 2.33 x 2.1m (approx. 7'7 x 6'10)

Outside

Double Garage 5.88 x 4.57m (approx. 19'3 x 14'11)
Detached Coach House 6.22 x 5.8m (approx. 20'4 x 19'0)
Workshop with **WC** 6.43 x 4.4m (approx. 21'1 x 14'5)
First Floor Studio 4.44 x 4.4m (approx. 14'6 x 14'5) + eaves
Boiler Room 2.31 x 1.68m (approx. 7'7 x 5'6)
Garden Store 2.13 x 1.68m (approx. 7'0 x 5'6)

Four Stables, each approx: 5.2 x 2.8m (approx. 17'1 x 9'9)
Car Port 5.07 x 3.95m (approx. 16'7 x 12'11)
Barn 13.47 x 7.5m (approx. 44'2 x 24'6)

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