



Lavender Cottage Hall Estate, Hoar Cross, Staffordshire,
DE13 8QS

 Parker
Hall

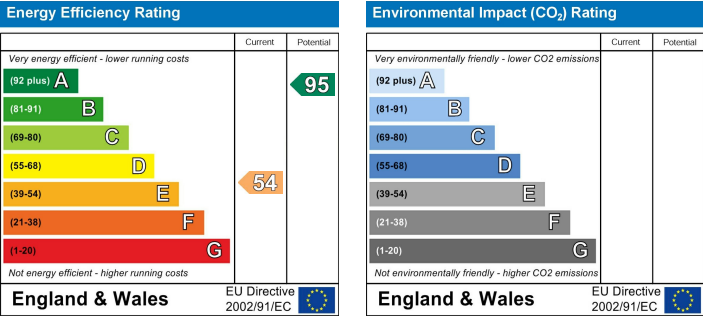
Enjoying a tranquil setting in the historic grounds of Hoar Cross Hall is the delightful Lavender Cottage, a beautifully presented and immaculately refurbished three bedroom barn conversion set within established 0.2 acre gardens. Showcasing character throughout alongside luxuriously appointed interiors, Lavender Cottage combines the ideals of a traditional barn with the conveniences of a more modern home, and is a rare opportunity to acquire a property within this premier private setting. This individual barn has been upgraded extensively in recent years to include a new LPG central heating system with below ground tank and Megaflow pressurised cylinder, replaced windows and an interior refit, with further practical additional made by the existing vendors to include a twin car port and electric gated parking, a characterful oak framed porch and landscaping to the outside space.

The interiors comprise briefly stunning lounge, mezzanine dining room and bespoke Neptune Kitchen, with three double bedrooms serviced by a shower room. The principal suite also benefits from an en suite bathroom and a fabulous walk in wardrobe. Outside, the landscaped garden enjoys an open outlook as well as plenty of privacy, there are pleasant landscaped seating areas and a summer house ideal to enjoy the peaceful surroundings, and there is private parking for a number of vehicles beyond double electric gates as well as a twin oak framed car port with EV charging point and a further single garage.

- Character Converted Barn in Desirable Private Setting
- Generous 0.2 Acre Gardens
- Stunning Lounge with Wood Burning Stove
- Three Double Bedrooms, Master Walk in Wardrobe
- Single Garage & Twin Oak Framed Car Port
- Refurbished to Exceptional Standard
- Oak Framed Entrance Hall & Luxurious Neptune Kitchen
- Mezzanine Snug/Study/ Dining Room
- En Suite Bathroom & Shower Room
- Electric Gates to Private Parking



The premier hamlet of Hoar Cross is a desirable location nestled within stunning Staffordshire countryside, renowned for its upmarket local amenities and idyllic surroundings. As well as the superb Hoar Cross Hall Hotel and Day Spa, the village is home to a historic church with additional amenities just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices, a pharmacy and more can be found. Many walking and cycling routes can be enjoyed from the property’s doorstep, the Deer Park Farmshop and Café lies just one mile away, and there are a number of local equestrian centres including Eland Lodge and Marchington Field. The hamlet 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, and there are excellent private schools in the area including Repton, Lichfield Cathedral and Denstone College. Hoar Cross is well placed for access to the A515, A38 and A50, Lichfield offers direct rail links to Birmingham and London (in 80 mins) and the International airports of East Midlands, Birmingham and Manchester are all within an easy drive.





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.

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.