

Brick Kiln Croft

Newborough Staffordshire



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Moat Lane Newborough Staffordshire DE13 8SS

Nestled within rolling Staffordshire countryside on the borders of Newborough is Brick Kiln Croft, a beautifully refurbished detached character home benefitting from stunning open views, four good sized bedrooms and an established 3 acre plot presenting ideal on-site equestrian facilities. Having remained within the same family since 1974 and retaining attractive character features throughout, the property has been renovated substantially in recent years, to include an internal refit to the bathrooms and kitchen, a new LPG below ground tank, 2022 boiler and new radiators and a complete re-wire. In addition, there is ample space to extend the property or to convert existing outbuildings to create ancillary accommodation or a home office suite (subject to relevant permissions). Gated access from both the property boundary and Moat Lane are two paddocks, totalling 2.6 acres, and the wrap around gardens extend to a superb 0.4 acres including ample parking, garaging, a workshop and a stable with tack room.

This traditional cottage presents an attractive exterior, having a composite entrance door into the traditional porch and reception hall. A spacious dual aspect lounge features a characterful multi-fuel burning fireplace, leading in turn to the sun lounge which enjoys stunning garden and rural views. The farmhouse kitchen has been refitted to a superb standard, also having a rear hall, utility space and cloakroom, and a study offers potential as a ground floor bedroom if required. To the first floor there are four bedrooms (three doubles) and a refitted family bathroom, with the master suite also having a refitted en suite. A sweeping gravel driveway opens to the front aspect, having ample parking and access into a brick stable and the double garage with workshop. Formal wrap around gardens extend to the front, rear and sides featuring a charming ornamental pond, and the gardens enjoy privacy to all aspects as well as open countryside views. Brick Kiln Croft is serviced by LPG central heating, private drainage and double glazed windows.



what3words:

[///impreses.outwit.convey](https://www.what3words.com/impreses.outwit.convey)

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: 1 mile
	Uttoxeter Rail Station: 0 miles Lichfield Rail Station: 0 miles
	Uttoxeter Town Centre: 9 miles Derby City Centre: 21 miles Birmingham City Centre: 32 miles
	Peak District National Park: 16 miles Cannock Chase: 10 miles
	Manchester Airport: 70 miles East Midlands Airport: 30 miles

The composite entrance door opens into a traditional **Porch**, having windows to either side and a glazed door leading into:

Reception Hall

With tiled flooring, a window to the front and doors opening into:

Study 2.98 x 2.74m (approx. 9'9" x 8'11")

An ideal playroom, home office or ground floor bedroom, having tiled flooring and a window to the front

Lounge 7.8 x 4.12, 3.0m (approx. 25'7" x 13'6", 9'11")

A spacious reception room featuring a stunning brickwork inglenook fireplace housing a multifuel burning stove set to raised hearth. Triple aspect windows enjoying garden views and the lounge showcases a wealth of exposed beams and doors opening into the **Dining Kitchen** and:



Sun Lounge 3.72 x 3.48m (approx. 12'2 x 11'4)

Windows to the sides overlook garden views, and the sun lounge has tiled flooring and double doors opening out to the side

Farmhouse Dining Kitchen 5.5 x 3.63m (approx. 18'0 x 11'10)

Refitted to a superb finish, the kitchen comprises a range of shaker full height, wall and base units with Quartz work surfaces over, housing a double Belfast sink and a Rangemaster dual fuel cooker. Integrated appliances include dishwasher and fridge freezer, there is feature colour change LED lighting to one side and the kitchen has windows to the rear and ample space for a dining table and chairs. A door opens back through to the **Reception Hall**

Rear Hall

a UPVC door opens out to the side of the cottage, and there is a useful **Utility Space** housing fitted storage and provisions for a washing machine. A thumb latch door opens into the **Cloakroom**, having a fitted wash basin, WC and an obscured window to the side





Stairs rise to the first floor **Part Galleried Landing**, having an iron balustrade, exposed beams and thumb latch doors opening into the bedrooms and bathroom. There is also a range of fitted laundry storage to one side

Master Bedroom 5.57 x 3.13m (approx. 18'3 x 10'3) – max
A spacious principal bedroom having dual aspect windows enjoying garden, land and countryside views, a range of fitted wardrobes and storage and private use of:

Refitted En Suite 3.0 x 1.54m (approx. 9'9 x 5'0)
Comprising wash basin set to vanity unit, traditional WC and walk in shower, with half tiled walls, a chrome heated towel rail and an obscured window





Bedroom Two 3.05 x 2.82m (approx. 10'0 x 9'3)
Having a window to the front enjoying pleasant garden views

Bedroom Three 3.65 x 2.65m (approx. 11'11 x 8'8)
A third double room having a window to the rear and a range of fitted wardrobes and overhead storage

Bedroom Four 3.96 x 2.0m (approx. 12'11 x 6'6)
A good sized fourth bedroom having a window to the front with garden and rural views

Refitted Bathroom 2.44 x 2.38m (approx. 8'0 x 7'9)
Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with shower unit over, having tiled splash backs and a window to the rear overlooking open views



Outside

A sweeping gravel driveway approaches the property, having ample parking and turning space as well as access into a range of versatile outbuildings. A brick **Stable** 4.8 x 2.97m (approx. 15'8 x 9'9) and adjacent **Tack Room** 2.11 x 1.34m (approx. 6'11 x 4'4) offer useful storage space, and double gates open into the rear courtyard and gardens. Established lawns are bordered by mature trees and foliage as well as enjoying rural views, and a central wildlife pond is edged with feature rockery borders, having Koi fish as separate negotiation. To the side of the property there is a paved terrace providing a sheltered space for outdoor entertaining, and pedestrian gate opens into the rear garden

Double Garage 5.67 x 5.2m (approx. 18'7 x 17'1)

Having a manual entrance door, power, lighting and a pedestrian door to the side. An opening leads into the **Workshop** 5.2 x 3.1m (approx. 17'1 x 10'1), having power and lighting

The first floor of the garage is currently laid to storage but offers an ideal space for conversion into ancillary accommodation or a home office (subject to relevant permissions)

Room One 7.58 x 5.2m (approx. 24'10 x 17'1) – max into eaves

Room Two 3.8 x 2.6m (approx. 12'4 x 8'6) – max into eaves

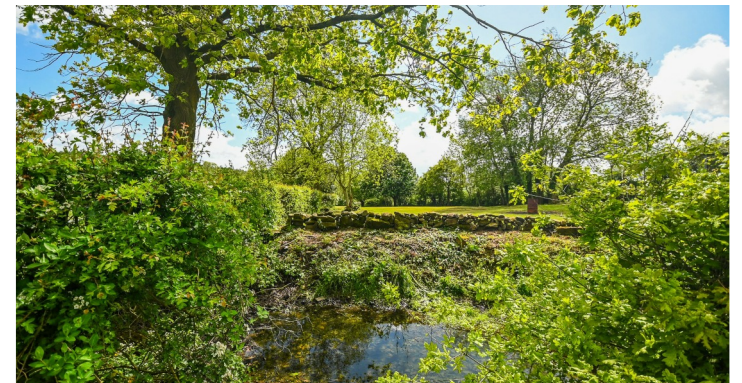
Wrap Around Gardens

Immaculately tended cottage gardens extend to a generous **0.4 Acre**, being laid to a large terrace and lawns edged with neatly stocked borders. There is a fenced area housing a **Summer House** which is as separate negotiation, and to the rear of the workshop there is an enclosed run next to the **Single Garage/Kennel** 5.37 x 2.5m (approx. 17'7 x 8'2). There is power, lighting and water point to the exterior





Gates from both Moat Lane and the garden is **Paddock Land** extending to a generous **2.6 Acres**. The land is separated into two fields bordered by open countryside, and there is a **Large Barn** and a further **Covered Store** included in the sale. There is a wildlife pond to one side, and the land offers an ideal residential equestrian facility, or space to add an Air BnB style lodge (subject to relevant permissions)



Floor Area: 1,840 ft² / 171 m²

Garden: 0.4 Acre

Land: 2.6 Acre

Ground Floor

Reception Hall

Study 2.98 x 2.74m (approx. 9'9 x 8'11)

Lounge 7.8 x 4.12, 3.0m (approx. 25'7 x 13'6, 9'11)

Sun Lounge 3.72 x 3.48m (approx. 12'2 x 11'4)

Farmhouse Dining Kitchen 5.5 x 3.63m (approx. 18'0 x 11'10)

Rear Hall

First Floor

Master Bedroom 5.57 x 3.13m (approx. 18'3 x 10'3)
– max

Refitted En Suite 3.0 x 1.54m (approx. 9'9 x 5'0)

Bedroom Two 3.05 x 2.82m (approx. 10'0 x 9'3)

Bedroom Three 3.65 x 2.65m (approx. 11'11 x 8'8)

Bedroom Four 3.96 x 2.0m (approx. 12'11 x 6'6)

Refitted Bathroom 2.44 x 2.38m (approx. 8'0 x 7'9)

Outside

Double Garage 5.67 x 5.2m (approx. 18'7 x 17'1)

Workshop 5.2 x 3.1m (approx. 17'1 x 10'1)

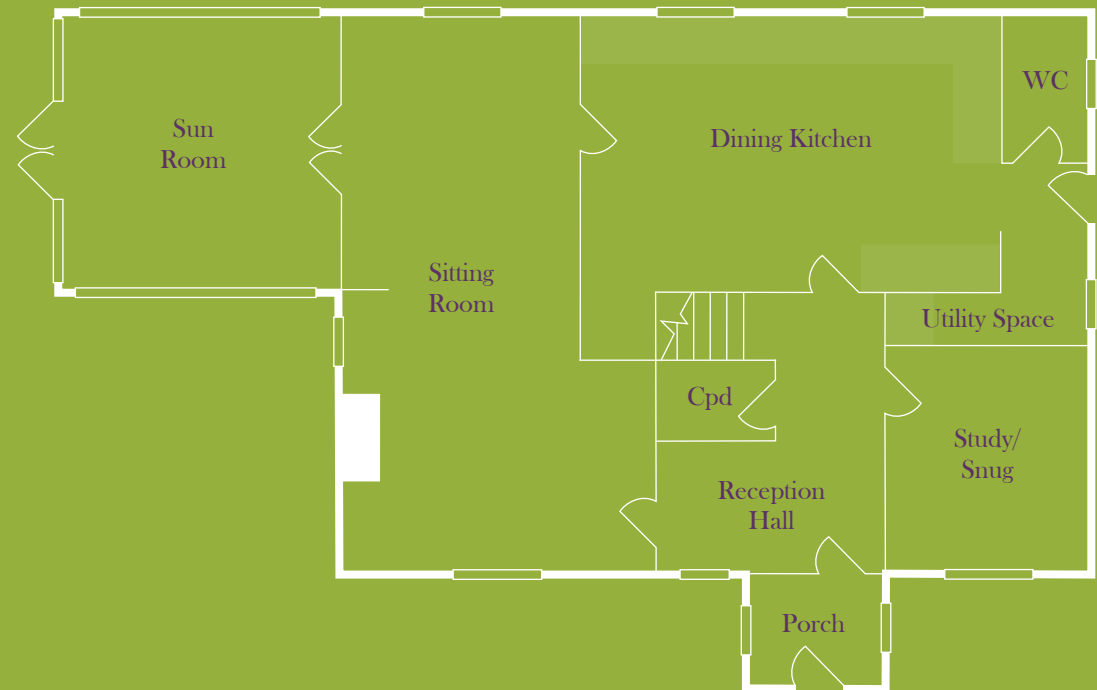
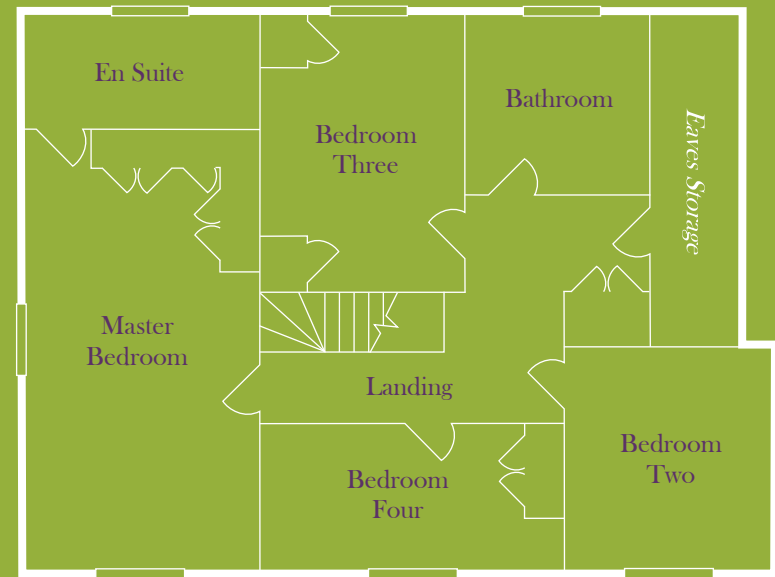
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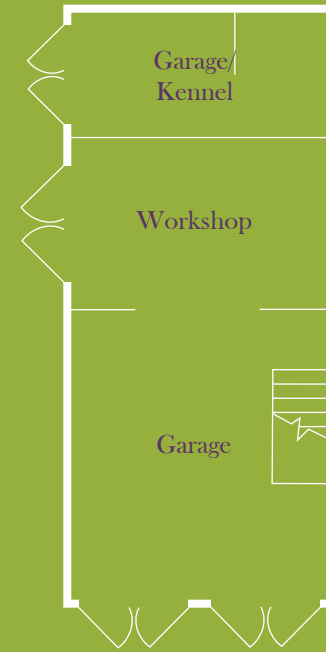
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max into eaves

Room Two 3.8 x 2.6m (approx. 12'4 x 8'6) – max
into eaves





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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