

Dawsons Lodge, Thorney Lanes, Hoar Cross, DE13 8QT

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Enjoying a tranquil countryside setting surrounded by far-reaching views, Dawsons Lodge is a charming detached barn conversion set within 0.35 acre landscaped gardens, offering contemporary open plan living, three bedrooms and a desirable setting in the premier hamlet of Hoar Cross. Having received quality upgrades in recent years to include new windows and doors and a refitted kitchen, Dawsons Lodge is serviced by an eco-conscious air source heat pump and under floor heating throughout, as well as having a Contura Scandinavian style wood burning stove to the open plan living space.

A private lane shared with one additional property leads from Thorney Lanes, where gated access opens into a generous driveway belonging to the property. Delightful landscaped gardens extend to the front, side and rear of Dawsons Lodge, being planted with a variety of colourful foliage and flowers and bordered by manicured hedging highlighting far-reaching rural views beyond.

A glazed door opens into the reception hall, leading in turn to the magnificent open plan living and dining kitchen, where twin sets of sliding doors open out to the rear terrace and garden. A cloakroom is also accessed from the hallway, and three well proportioned double bedrooms are serviced by a family bathroom and master en suite. The generous wraparound garden plot is bordered by both mature woodland and stunning countryside views, and there is plenty of space for the addition of a home office, garden room or garage if desired (subject to relevant permissions).



Hoar Cross is a premier and highly desirable hamlet nestled within stunning Staffordshire countryside, renowned for its upmarket amenities and idyllic surroundings. Within the village are the Meynall Ingram pub, a historic church, the Hoar Cross Hall Hotel & Day Spa and the Deer Park Farm Shop, and the location is ideal for exploring the local area along public footpaths bridleways and cycling routes.

Additional amenities can be found just minutes away in the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found. 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 also an array of 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 and the international airports of Birmingham and Manchester are both within an easy drive.

- **Detached Barn Conversion in Outstanding Premier Setting**
- **Tranquil Location with Exceptional Rural Views**
- **Landscaped 0.35 Acre Garden Plot**
- **Contemporary Open Plan Living**
- **Refitted Kitchen with Integral Appliances**
- **Reception Hall, Utility & Cloakroom**
- **Three Double Bedrooms**
- **Master En Suite & Bathroom**
- **Gated Entrance & Ample Parking**
- **Beautifully Landscaped Wrap Around Gardens**
- **Potential for Garage/Garden Room/Home Office (STPP)**
- **Private Drainage, Double Glazed & Air Source Heat Pump Under Floor Heating**
- **'Outstanding' School Catchment**
- **Well Placed for Commuter Routes & Rail Travel**

From the driveway a paved terrace wraps around the property where a glazed door with full height panel opens into the **Reception Hall,** having windows to the side aspect and Amtico flooring which extends throughout the property.

Open Plan Living & Dining Kitchen 6.87 x 6.33m (approx. 22'6 x 20'9)
This contemporary open plan space is finished to a superb standard throughout, with twin sets of sliding doors highlighting exceptional views over the gardens and countryside beyond. The refitted **Kitchen** comprises a range of wall and base units with limed wood finish worktops over, housing an inset sink with sided drainer and a range of Zanussi integrated appliances including dishwasher, fridge freezer, oven, microwave and induction hob. The island unit houses a breakfast bar and there are windows to the side overlooking the gardens and woodland beyond. This versatile open plan living areas offers plenty of space for both sitting and dining rooms, and a door opens from the kitchen into the:

Utility
base units house an inset sink and space for s washing machine, a door to the side opens out to the gardens and the utility also has access into a large **Airing Cupboard**, housing the hot water cylinder

From the **Reception Hall,** a door opens into the **Guests Cloakroom,** being fitted with a pedestal wash basin with tiled splash backs and WC









Doors open from the **Hallway** open into:

Master Bedroom 4.99 x 3.47m (approx. 16'4 x 11'5)
A spacious principal bedroom having a window to the side with woodland views and private use of:

En Suite
Fitted with a modern suite having pedestal wash basin, WC and corner shower, with tiling to the walls

Bedroom Two 3.72 x 3.15m (approx. 12'2 x 10'4)
A double room having window to the front

Bedroom Three 4.36 x 3.0m (approx. 14'4 x 9'10)
A third double room having a window to the front

Family Bathroom
Comprising a white suite having pedestal wash basin, WC and double ended bathtub with shower unit over, having tiled splashbacks





















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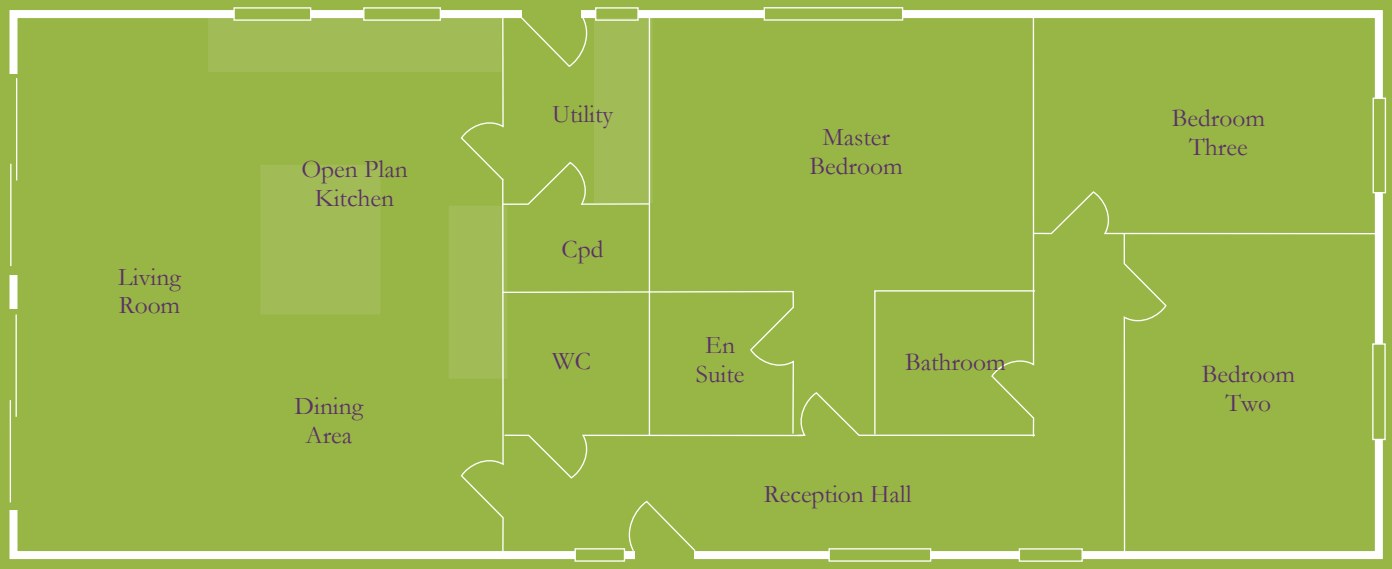
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Floor Area: 1,335 ft²

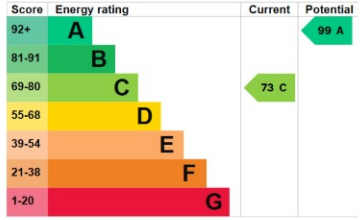


Outside

A lengthy private drive from Thorney Lanes (shared with one neighbour) approaches Dawsons Lodge, where a five bar gate opens into the driveway where there is ample parking and turning space for a number of vehicles. Immaculately landscaped lawns and planter with a variety of flowering shrubs and specimen trees, and there is ample scope to add a garage/outbuilding if desired (subject to relevant permissions). A glazed door opens into the **Reception Hall** and a paved walked next to the barn leads around and into the:

Stunning Landscaped Gardens

Extending to a generous **0.35 Acre**, the delightful wrap around gardens are bordered by both open countryside and mature woodland, with paved and gravelled areas providing plenty of space for outdoor entertaining and relaxation whilst enjoying the peaceful setting. A porcelain paved terrace lies to the rear aspect, leading onto expansive lawns featuring neatly edged borders stocked with a colourful variety of flowers and shrubs. To the side of the barn is a small orchard, and a second beautifully landscaped space offers a second area to enjoy the afternoon and evening sunshine



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Ph 30.07.2026