

The Old Stables

Hollybush Road, Newborough, Burton-on-Trent, DE13 8SF

John
German





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Offers Over

£800,000

The Old Stables is an impressive Grade II Listed former stables situated in the historic grounds of Hollybush Park, nestled in the ever-desirable village of Newborough. The house must be viewed to be appreciated.

Own a piece of history. This is a property with an interesting story, allowing new owners to move forward with confidence knowing it has been carefully maintained and cared for over many years. Historic homes of this quality and character are rare, continue to attract discerning buyers, and offer excellent long-term value. Its reconstruction reduces many of the concerns often associated with a Grade II listed building, allowing owners to enjoy period charm alongside the structural quality, comfort and practicality of a modern rebuild. A distinctive home to enjoy today and to pass on to future generations. Viewing is highly recommended.

The Old Stables is a Grade II Listed residence of exceptional character and historic significance set within the prestigious grounds of Hollybush Park, a small and exclusive collection of character properties that once formed part of the neighbouring Hollybush Hall estate. The home is nestled amidst rolling Staffordshire countryside on the rural outskirts of Newborough. This remarkable residence was completely rebuilt in the late 1980's and combines rich heritage, exceptional craftsmanship and modern comfort in one of the area's most desirable and private settings. Newborough is a pretty village boasting a popular pub, café, church and primary school, together with beautiful countryside surroundings. It has excellent transport links to Burton-on-Trent, the cathedral city of Lichfield, Uttoxeter, Birmingham, Derby and Nottingham. There are train stations at Burton, Lichfield and Uttoxeter, and St. George's Park is also nearby.

The Old Stables offers a lifestyle that is highly sought after; a safe, secure and peaceful countryside retreat with local historical significance, yet one that is perfectly suited to modern living for all ages whether it's a growing family or even a downsizer or retiree, this property provides the perfect balance of prestige, privacy and practicality. Approached via a sweeping driveway through Hollybush Park, with far-reaching countryside views on arrival, private electric gates open into the secure south-facing walled garden offering a generous parking area and this beautifully appointed former stables conversion.

Internally, the property offers spacious and versatile accommodation spanning over 2,100 square feet, comprising of a welcoming reception hall leads to an elegant sitting room, while a stunning farmhouse-style kitchen/dining/living area sits at the heart of the home, featuring a bespoke handmade kitchen, magnificent exposed beams and ample space for family life and entertaining. Adjoining the kitchen is a practical utility room, whilst a guest cloakroom is conveniently positioned off the inner hall. The versatile garden room is enhanced by an impressive roof lantern skylight and bi-folding doors opening out to the garden, providing an exceptional space for entertaining or enjoying views across the garden throughout the seasons. There are four generous double bedrooms, the master bedroom benefitting from its own en-suite shower room, while a luxurious family bathroom serves the remaining bedrooms. Three of the bedrooms are further enhanced by fitted wardrobes, providing excellent storage space.

What3words: ///plus.highlighted.novel

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

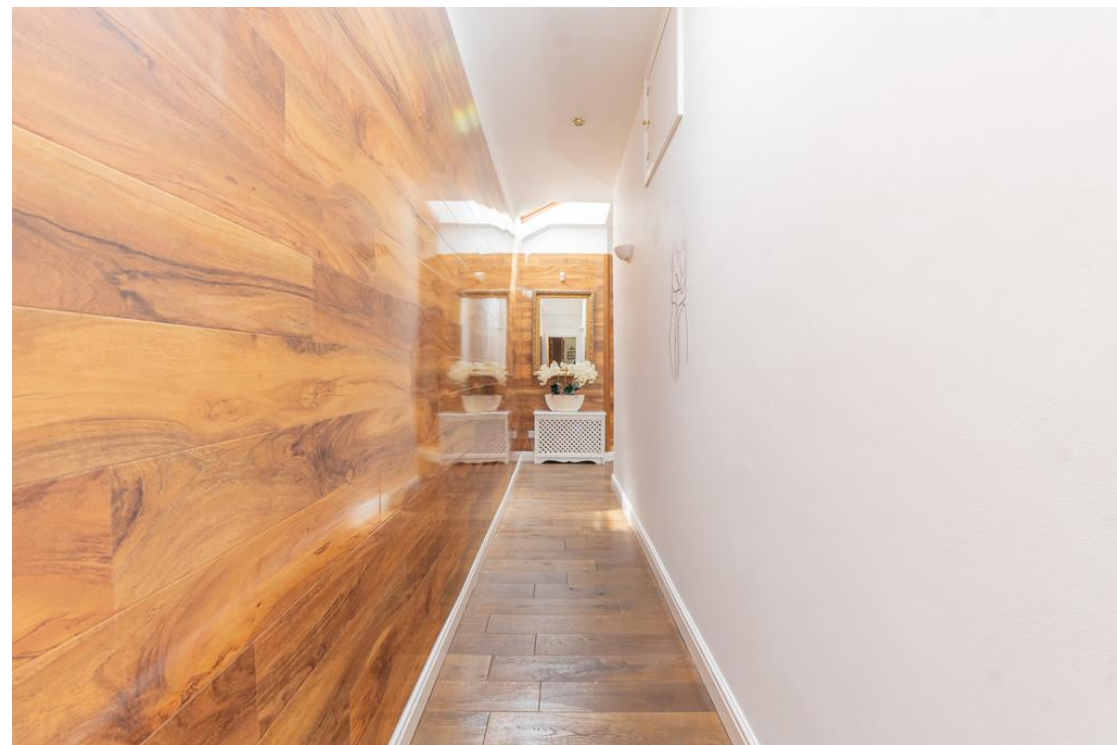
Our Ref: JGA/2306202

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

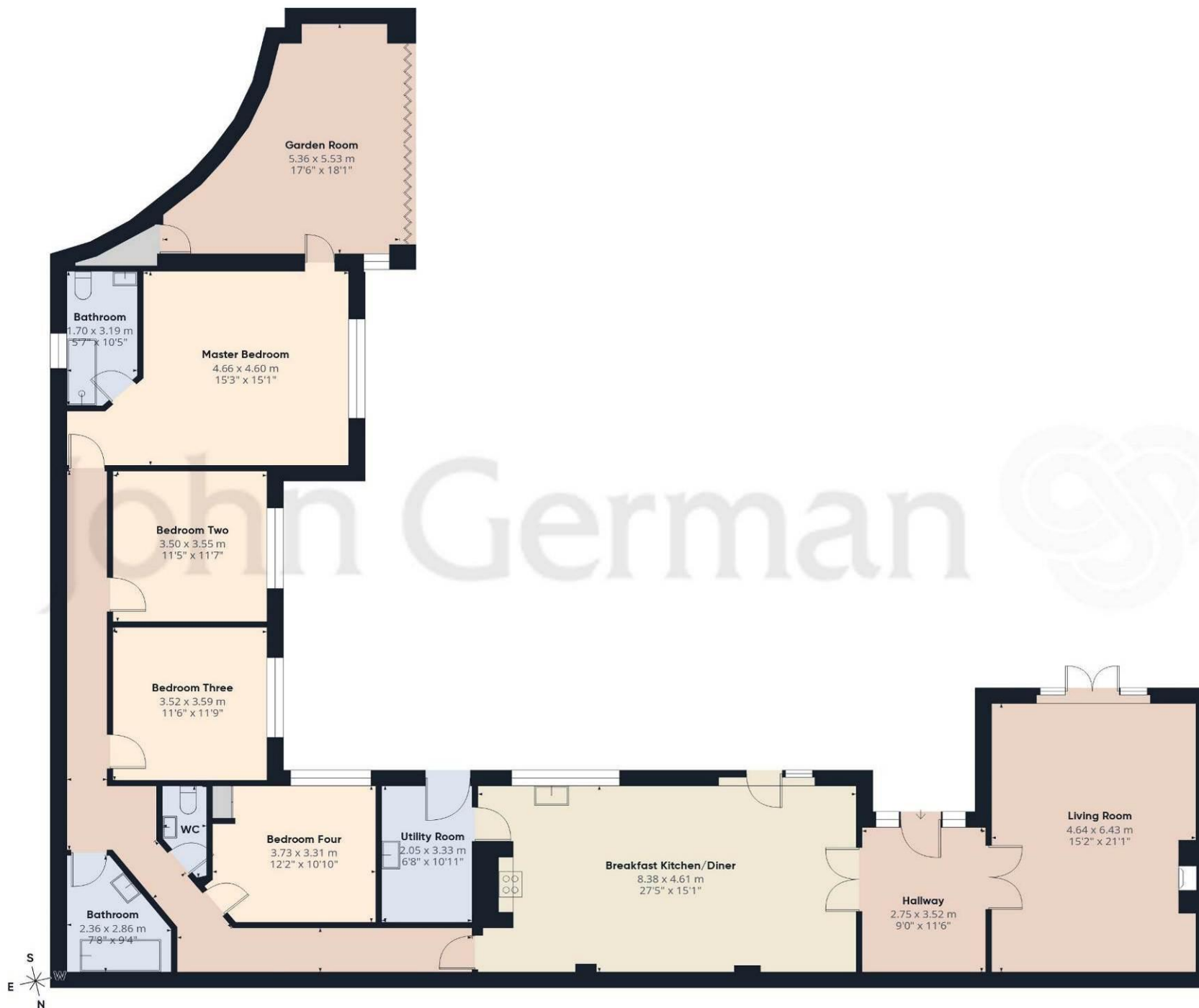












Approximate total area⁽¹⁾

201.4 m²

2166 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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		



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