



Lower Lynbrook Farm

Hoar Cross, Burton on Trent





Lower Lynbrook Farm

Newchurch, Hoar Cross,
Burton on Trent, DE13 8RL.

A superb dairy farm, with tremendous equestrian appeal, situated in an idyllic location in the heart of the country.

- Spacious 4 Bedroom Farmhouse, providing excellent modern family living accommodation.
- GF: Front Porch, Entrance Hall, Open plan Breakfast Kitchen, Utility, Snug, Dining Room, Living Room, Cloakroom.
- FF: Landing, Master Bed with en-suite & Balcony, 3 further double Beds, Family Bathroom, airing cupboard.
- Gated driveway to front and rear parking sweeps.
- Mature Gardens and Orchard, twin carport, Garage.
- Rear Courtyard flanked by superb range of traditional brick outbuildings, office, 2x Garages, Workshop, Kennels, ripe for conversion (sub to PP).
- Extensive range of modern agricultural buildings inc: 280 matted cubicles, 14 point milking parlour, 4 x conc sillage clamps, stables, young stock pens.
- Multiple clear span steel portal frame buildings could convert to American barn style stabling and indoor schools.
- In all about 70acres, (further 212 acres of land available by sep.neg. (to rent) , predominantly pastureland, approx. 8.8 acres of woodland and pond.



Barton under Needwood 3m | Burton on Trent
4.5m | Lichfield 11m | Stafford 19m | Derby
20m | Birmingham 33m |

Situation

One of the major highlights of Lower Lynbrook Farm is the glorious setting it is situated within. The farmhouse is approached via a gated driveway and enjoys a private setting surrounded by the rolling pasture, yet it is conveniently located with easy access to local services / amenities and the wider motorway network.

Newchurch is situated along the A515 just outside the premier hamlet of Hoar Cross, well known for its Hoar Cross Hall Hotel and Spa. Although enjoying an attractive rural position, the heart of Barton under Needwood is within a short travelling distance and offers an excellent array of amenities, including a post office, convenience shops, pubs and a thriving village hall. There are highly regarded schools in the village including Thomas Russell Infants and Juniors which feeds into John Taylor High School. As an A38 corridor, the village is just 6 miles from Burton on Trent, 16 miles from Derby, 8 miles from Lichfield and 25 miles from Birmingham.

Interestingly, the farm borders & lies adjacent to the world class sports facilities of the Football Associations National Football Centre at St Georges Park with a superb spa at the Hilton Hotel.

Local Private Schools include Denstone Collage, Abbots Bromley & Repton.

Hunting is with the Meynell & South Staffs; Racing nearby at Uttoxeter, Nottingham, Leicester and Stratford.

Description

Lower Lynbrook offers an attractive farmhouse, situated centrally within the farmstead; the house benefits from a high internal specification, well set up for modern family living. Spacious accommodation and reception rooms provide wonderful opportunities to entertain both internally and externally from the private patio and gardens.

There are glorious rural views to be enjoyed from many aspects around the house. To the rear of the house is a courtyard flanked by a traditional brick range of farm buildings, having at ground floor level a **double Garage, Office, Workshop**, general storage areas and an adjoining **Dog Kennel**. This range of buildings has excellent height and some wonderful timbers and beams, it would have particular dual storey conversion appeal for a range of uses, subject to planning permission.

The extensive array of agricultural buildings are currently set up to service a modern dairy farm, purchasers may wish to continue their current use by renting the additional circa 200 acres available or alternatively they would be of particular appeal to a broad range of equestrian users by providing indoor American Barn style stabling and indoor schools.

The farm is offered with a ring fenced approx. 70 acres, it is predominantly pastureland, with approx. 8.8 acres of woodland and a pond.

Lower Lynbrook Farmhouse

From the front parking sweep, the house is entered through a **Porch** into a spacious **Entrance Hall**, at the heart of the house with stairs leading to first floor, with under stairs storage & a **Cloakroom** off.

The **Farmhouse Kitchen** is well specified, with an open plan breakfast area, Travertine floor tiles, dual aspect windows, base and wall units, a central island, integrated appliances include an "Everhot" gas cooker with electric hob, dishwasher, fridge/freezer, microwave, wine cooler. There is a useful **Utility / Boot Room** off the kitchen with external back door.

Snug with open fireplace, exposed beams, dual aspect windows and French doors opening out to the front.





Dining Room, off Kitchen, with open fireplace & French doors to the front.

Living Room, a large open plan room, ideal for entertaining, with timber floor, triple aspect windows including French doors to side brick paved Patio and Gardens with sweeping views across the farm. At one end is large multi fuel burner with space for dining table to the other.

Stairs from the front entrance hall lead to a spacious galleried **Landing** area with built in wardrobes and airing cupboard with immersion heater in. Doors to:

Master Bedroom – a very large bedroom, with en-suite bath/shower room, the particular feature is double doors out to a large wooden balcony from where some of the farms stunning views can be enjoyed.

There are **3 further double bedrooms** and a **family Bathroom**.

Gardens

Mature rolling gardens lie principally to the front and side of the farmhouse, largely laid to lawn with some mature trees and well stocked borders. There are also patio areas for outside entertaining from where the properties superb setting can be fully enjoyed.

Outbuildings (refer to site plan no.s)

Traditional brick range of outbuildings (Buildings 2)

An L-shaped range adjoining the farmhouse at first floor level, forming a perimeter rear courtyard to the house. At ground floor level the range includes a **double Garage**, an **Office**, a **Workshop**, 4 general **Store Rooms** and a **Dog Kennel**. The first floor is part boarded out, with multiple exposed beams. The height of these barns ensure ample space for any potential dual story conversions (subject to required planning consents)





Building 3:

6 bay steel portal framed building under corrugated roof forming loose housing with further 3 bay lean-to adjoining.

Building 4:

9 bay steel framed lean-to building used for loose housing with feed passage.

Building 5:

Steel portal framed building with cubicles for 80 cows.

Building 6:

Steel portal framed building with brick to front and some side elevations forming dairy and parlour unit. Comprising

14 point Westfalia herringbone milking parlour, automatic feeders, cattle race and holding pen. The dairy contains a 10,000lt bulk tank with mezzanine floor above.

Building 7: (approx. 180ft x 120ft)

High spec steel portal framed clear span building with central feed passage and circa 210 cubicles with mats.

Building 8:

2 timber Stables & adjoining Tack / Feed Room

Building 9:

7 bay steel open sided, cantilever building with internal gated divisions / young stock pens.

Building 10:

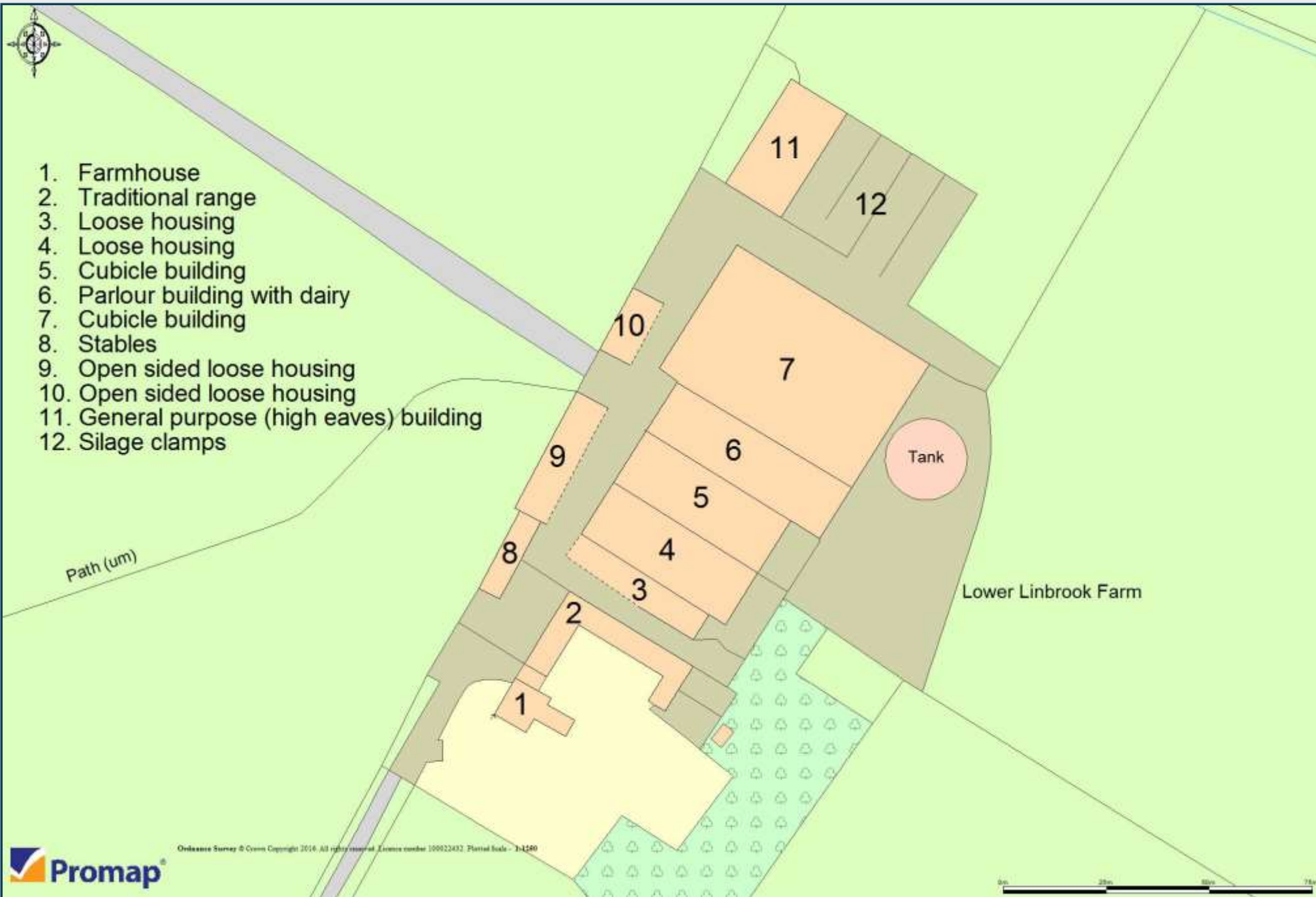
4 bay steel open sided, cantilever building with internal gated divisions / young stock pens.

Building 11 (approx. 100ft x 50ft):

High spec steel portal framed building with heavy duty concrete panelling to elevations, concrete floor and large roller shutter access, 6m min eaves.

Building 12:

4 x silage clamps of steel construction and heavy duty concrete panelling to all elevations.



Land

The land surrounds the property & comprises 4 principle grass paddocks, all with water connected. There is approx. 8.8 acres of woodland with a brook running through and a small pond. The vendors report the pastureland is highly productive & free draining. There is a small orchard area to the front of the house within a smaller paddock.

NB - There is up to 212 acres of further adjoining land to let by separate negotiation on a long term Farm Business Tenancy

Entitlements

The land is registered for entitlements and are available to be transferred with the sale.

Tenure

We are advised the property is Freehold.

Services

Mains electricity.

Borehole water (installed 2013).

LP Gas Central Heating.

Private Drainage via septic tank.

Double glazed throughout.

Local Authority

Staffordshire County Council 0300 111 8000

Council Tax Band G

**Footnote: The Duchy own the Gypsum mineral rights running below part of the land.*



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