

# The Lodge Stables, Yoxall Lodge, Scotch Hill Road

Hoar Cross, Burton-Upon-Trent, DE13 8RN

John  
German



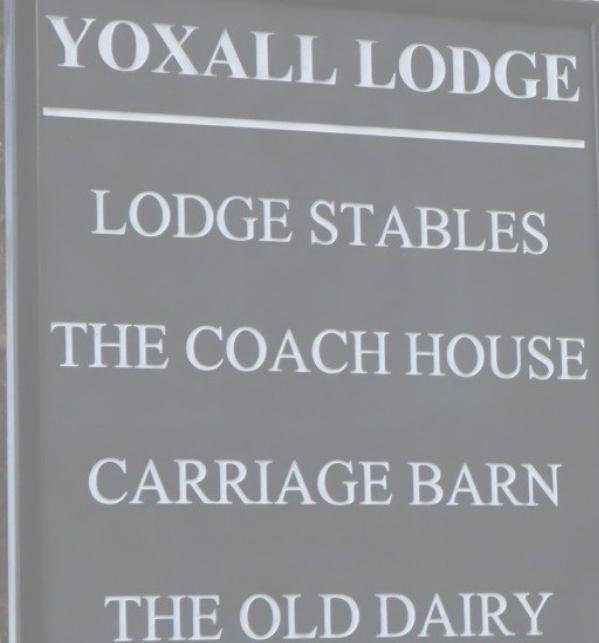


# The Lodge Stables, Yoxall Lodge, Scotch Hill Road

Hoar Cross, Burton-Upon-Trent, DE13 8RN

£795,000

John German are delighted to offer to the market this beautifully presented barn conversion, combining character features with contemporary design, situated in an idyllic and peaceful location with surrounding countryside views.



YOXALL LODGE  
LODGE STABLES  
THE COACH HOUSE  
CARRIAGE BARN  
THE OLD DAIRY

The Lodge Stables are set within a small development of 4 barn conversions, surrounded by beautiful countryside and only a short distance away from the desirable village of Hoar Cross. The property is ideally situated for those who like to enjoy the country, with the choice of nearby walks, cycle routes, the renowned Hoar Cross Hall Hotel and Spa, and the village Pub, The Meynall Ingram Arms. In the nearby village of Barton Under Needwood, there are a range of amenities, including a Post Office, Co-operative store, and a range of village pubs, wine bar and shops. For families, the catchment area is Needwood CE Primary School which was rated Outstanding in its latest Ofsted report and for Secondary, it is the highly regarded John Taylor High School.

This beautifully appointed barn conversion benefits from underfloor heating to both floors, an air source heat pump and spacious accommodation throughout. There is an open and welcoming reception hallway, having oak engineered flooring and doors into the office / study, which makes an ideal homeworking space, with aluminium windows looking to the front and side aspect. The living room is a well-proportioned reception room, having French doors leading out onto the front garden. You are then greeted by the impressive open plan dining kitchen, with a family room overlooking the rear garden, comprising a shaker style kitchen with quartz worktops, inset double Belfast sink and integrated appliances including Neff microwave oven, steam oven, Neff induction hob, full height larder fridge, Neff dishwasher and a matching island unit with undercounter freezer. There is a window to the front aspect, a large dining area, two barn doors opening out onto the garden, and an opening into the family room with two large sliding doors opening out onto the rear, making this a great indoor / outdoor entertaining space. From the family room, a door leads into the utility room with space for a washing machine and tumble dryer, a door into the cloakroom and a door into the garage and garden.

Leading back through the dining kitchen, you have a further guest cloakroom and a door into bedroom four which is an ideal guest bedroom as it also benefits from having its own en-suite shower room, with a wash hand basin set into the vanity unit, low level WC, corner shower cubicle and a heated towel rail. Completing the ground floor, is what is currently being utilised as the playroom, but was built to proportion as bedroom five. This room also has a door opening out onto the rear garden, offering beautiful countryside views.

Upstairs, there is an attractive oak staircase with bespoke iron railing balustrade opening onto the galleried landing with exposed beams and vaulted ceilings. The spacious master bedroom has windows to the side and rear aspects, a dressing area with a range of wardrobes and an en-suite shower room with a double walk-in shower, tiled flooring, sink with vanity unit below, low level WC with heated towel rail. Bedroom two is a well-proportioned double bedroom with exposed beams to the ceiling and a window to the rear, and bedroom three has a window to the front aspect overlooking surrounding countryside, exposed beams to the ceiling. The family bathroom comprises of a bath with shower over, sink with vanity unit, low level WC and heated towel rail.

Outside, the property is set at the end of a private drive and to the side there is ample parking available and access into the garage. To the rear, there is a beautifully landscaped garden with raised flower beds, external power points, lawned gardens and surrounding countryside views.

- The property uses an air source heat pump.
- Drainage is via a sewage treatment plan.
- Boiler was last serviced in November 2020.
- Planning has been approved for development of the current garage, and planning has also been approved for demolition of
- an adjacent property, Yoxall Lodge, and construction of a new dwelling.

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

**Services:** Mains water and electricity and are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

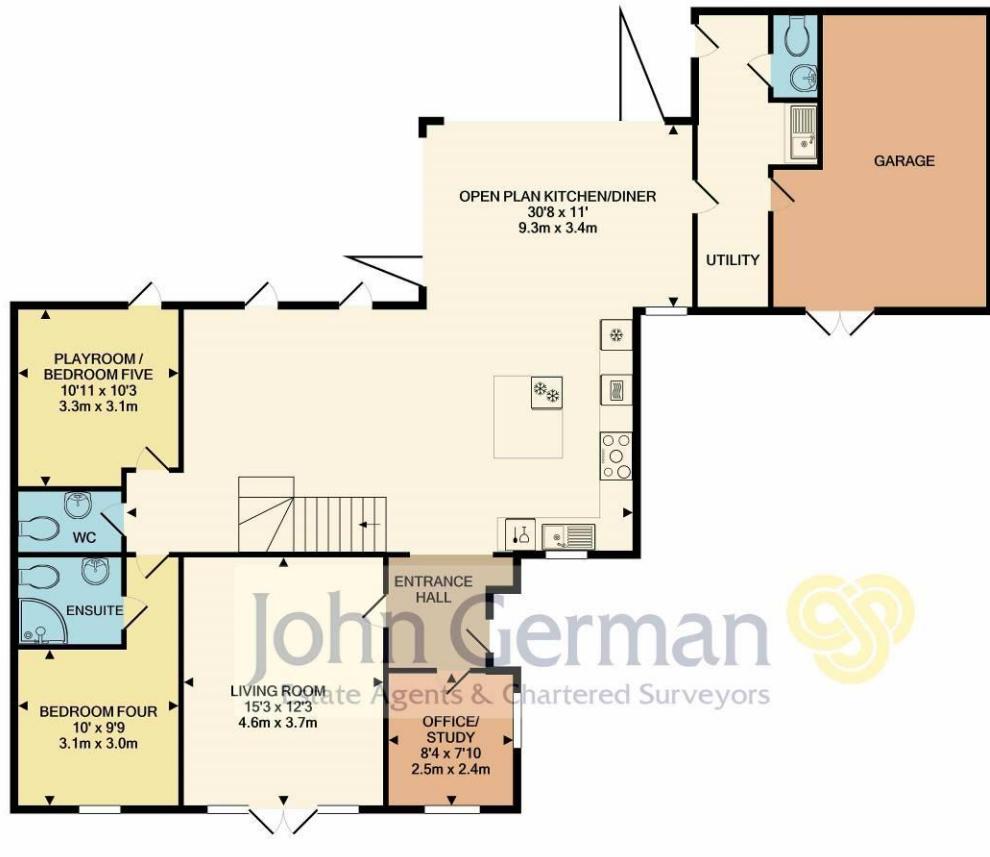
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**Our Ref:** JGA/23122020

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band F







John German  
Estate Agents & Chartered Surveyors



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Agents' Notes

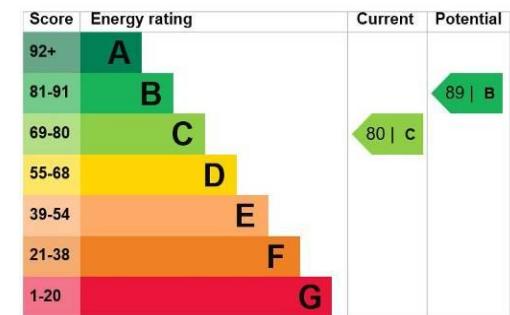
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.



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