

Florins

Abbots Bromley Road Hoar Cross Staffordshire



 Parker
Hall

Independent Estate Agents

Florins

Abbots Bromley Road, Hoar Cross, DE13 8RA

Holding an enviable setting in the premier hamlet of Hoar Cross is Florins, a traditional six bedroom countryside residence enjoying panoramic far-reaching views and an established 0.5 acre garden plot. Having been a happy family home for many years, this individual rural home dates back in part to the 1800s and has been remodelled, extended and improved over time to create plenty of space for a growing family also needing space for ancillary accommodation or to work from home.

Generously proportioned interiors showcase a wealth of character features including parquet flooring and period fireplaces, with every window enjoying tranquil views over the surrounding Staffordshire countryside. A porch and central reception hall are accessed from the rear. The kitchen features a traditional Aga range, and three spacious reception rooms offer both versatile entertaining and relaxation spaces. Six double bedrooms extend over the first and second floors, with the master being serviced by a luxurious dressing room and en suite bathroom. A family bathroom services the additional three bedrooms, and two double bedrooms to the second floor benefit from a wet room style en suite.

Outside, Florins sits well within a half acre formal garden plot laid to extensive lawns, beautifully stocked borders and a productive kitchen garden. Double electric gates open into a sweeping driveway leading to the rear aspect where there is ample parking, as well as potential to build a separate detached garage if desired (subject to relevant permissions). The unrivalled location offers a tranquil countryside haven alongside the convenience of a well connected area so desired in modern day life.



whatthreewords:

[///towel.huddling.arching](http://towel.huddling.arching)



Hoar Cross is a premier hamlet nestled within stunning Staffordshire countryside, renowned for its upmarket local amenities and idyllic surroundings. As well as the superb Hoar Cross Hall Hotel and Day Spa, the village is home to a historic church with additional amenities just minutes away at the local villages of Abbots Bromley, Yoxall and Barton under Needwood where shops, pubs, post offices and more can be found.

The renowned Deer Park Farmshop and Café also lies just a few minutes from the property, and the nearby FA's St Georges Park offers a restaurant, spa and members only gym. 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 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. There are also an array of excellent private schools in the area including Repton School, Lichfield Cathedral and Denstone College, all easily accessible from the property.

A location well suited to commuters, Hoar Cross 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.



Hoar Cross Hall: 1 mile
The Deer Park Farm Shop: 1.8 miles



Lichfield Rail Station: 12 miles
Rugeley Rail Station: 7 miles



Birmingham City Centre: 32 miles
Derby City Centre: 22 miles
Stafford Town Centre: 15 miles



Blithfield Reservoir: 4 miles
Cannock Chase: 10 miles



Birmingham Airport: 30 miles
Manchester Airport: 65 miles

- Traditional Countryside Residence
- Premier Setting overlooking Countryside Views
- Reception Hall with Parquet Flooring
- Three Spacious Reception Rooms
- Breakfast Kitchen
- Boot Room & Cloakroom
- Six Double Bedrooms
- Master with En Suite Bathroom & Dressing Room
- Family Bathroom & Guest En Suite
- Gated Entrance & Ample Parking
- 0.5 Acre Formal Gardens
- Garage Store/Utility
- Tranquil Location & Stunning Panoramic Views
- Well Placed for Commuter Routes/Rail Travel

From the rear driveway double doors open into the **Porch** which features charming terracotta tiled flooring, leading in turn via a characterful carved oak front door into the **Reception Hall**. This beautifully presented and spacious hallway has a solid oak staircase rising to the first floor accommodation, with refurbished original parquet flooring extending into the guests **Cloakroom** and one of the reception rooms. Two of the three reception rooms are accessed from the hallway, with the **Drawing Room** where there is a recessed Stovax multifuel burner with slate hearth and an attractive Chesneys carved stone mantelpiece. The second reception room offers ideal potential as a family room or snug, and both living rooms benefit from dual aspect windows and doors opening out to the gardens.

A formal **Dining Room** is accessed from the drawing room, having a LPG fireplace set to elegant period surround with traditional recessed alcove storage to either side, opening in turn into the **Breakfast Kitchen**. The kitchen is fitted with wall and base units having granite worksurfaces over, with a traditional oil fired Aga with companion to one side. The comprehensively fitted kitchen houses an integrated dishwasher, larder storage and a bins cupboard, and windows overlook the gardens to two sides.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		







From the kitchen, a door opens into the **Boot Room**, a useful space leading into both the **Utility/Garage** and out to a charming covered Veranda to the rear aspect. The former double garage has been converted into a fabulous space, still with double doors opening to the front to allow for storage of smaller vehicles such as motorcycles and push bikes.

The **Utility** area offers an array of fitted storage, an inset sink and provisions for appliances including a washing machine, tumble dryer, fridge freezer and more. There is also potential to extend over the garage (subject to relevant permissions).





An oak staircase ascends to the first floor landing, where a door opens to a second staircase rising to the versatile second floor accommodation. Doors open firstly into the luxurious **Master Suite**, a spacious principal bedroom having a window to the front overlooking idyllic countryside views. There are a range of fitted wardrobes, and this bedroom suite has use of a superb private **Dressing Room**, as well as an **En Suite Bathroom** having a four piece suite, recessed storage and under floor heating.

Also to the first floor are **Three Additional Double Bedrooms**, all enjoying far-reaching countryside views. the bedrooms share use of a **Family Bathroom**, having a double ended bathtub and separate shower. From the landing, stairs continue to the second floor where there are **Two Further Double Bedrooms**, one of which benefits from an **En Suite Wet Room** with marble topped vanity unit and under floor heating.





Double gates open from Abbots Bromley Road leads into a sweeping driveway, approaching the rear of the property where there is parking for a number of vehicles as well as plenty of space to build separate garaging if required (subject to relevant permissions).

Beautifully established **Formal Gardens** extend to the sides, front and rear of the property totalling **0.5 Acre**. To the front there are extensive lawns edged with hedging highlighting far-reaching views beyond, with shaped borders stocked with a variety of roses, shrubs and flowers.

To the rear aspect are further well tended lawns, trees within the garden include apples and damson, and a productive kitchen garden home to raised beds are currently planted with rhubarb and an array of berries. The workshop and greenhouses are included in the sale, with provisions to the far right corner to allow for an additional 20 x 12ft shed or summer house. At both the front and rear aspects there are hot and cold water points, and the property benefits from exterior power and lighting.



Floor Area: 3154 ft² / 293 m²

Ground Floor

Reception Hall 4.76 x 2.96m (approx. 15'7 x 9'8)
Sitting Room 6.32 x 3.67m (approx. 20'8 x 12'0)
Drawing Room 7.44 x 3.72m (approx. 24'5 x 12'2)
Dining Room 4.2 x 3.73m (approx. 13'9 x 12'2)
Breakfast Kitchen 6.18 x 2.98m (approx. 20'3 x 9'9)
Boot Room 2.8 x 2.4m (approx. 9'2 x 7'10)
Utility/Garage 6.1 x 5.27m (approx. 20'0 x 17'3)

First Floor

Master Bedroom 6.13 x 3.62m (approx. 20'1 x 11'10)
En Suite Bathroom
Bedroom Two 5.7 x 2.6m (approx. 18'8 x 8'6)
Bedroom Three 4.34 x 2.73m (approx. 14'2 x 8'11)
Bedroom Four 3.62 x 2.42m (approx. 11'10 x 7'11)
Family Bathroom

Second Floor

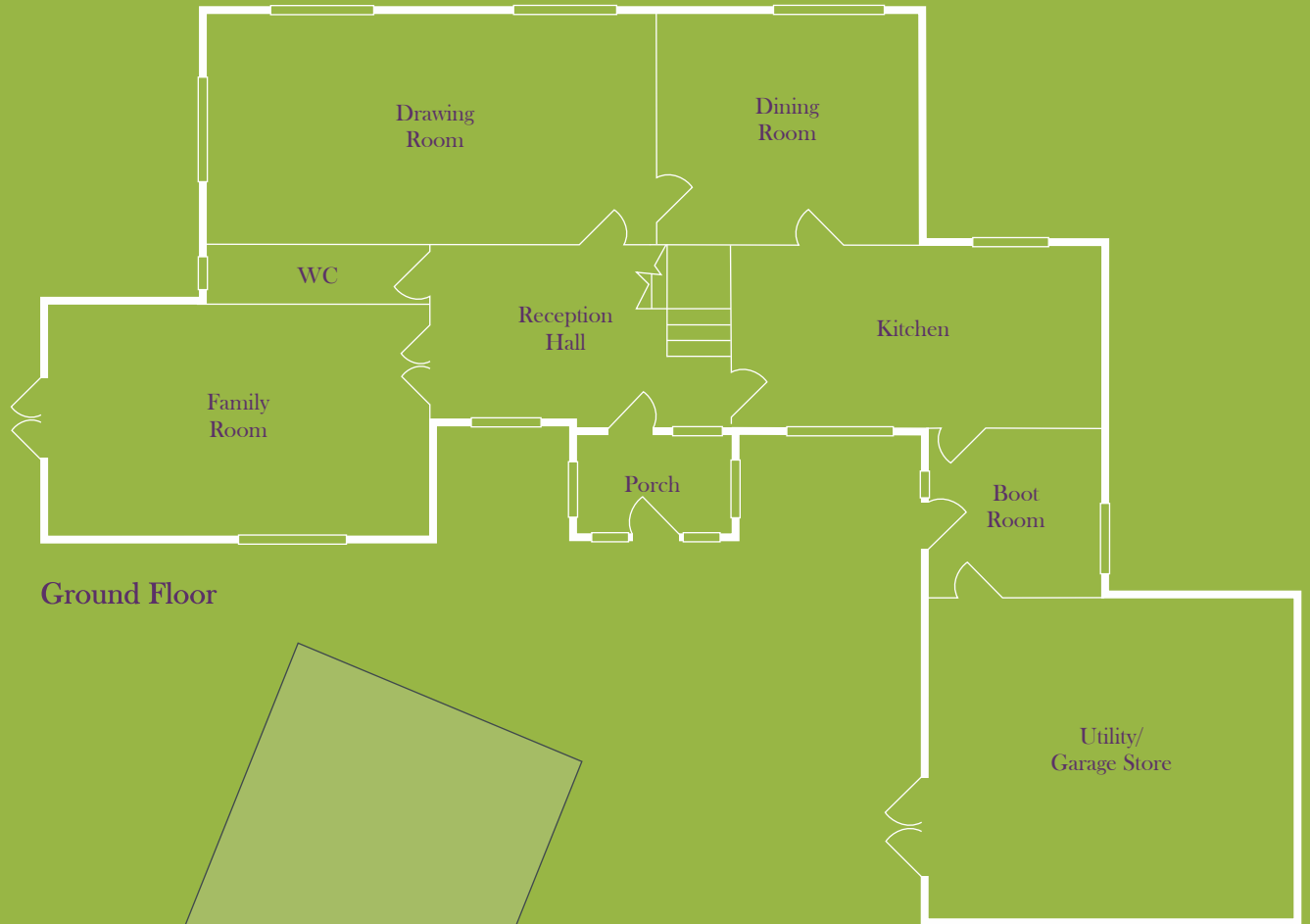
Bedroom Five 3.58 x 3.46m (approx. 11'8 x 11'4)
En Suite Wet Room
Bedroom Six 3.43 x 3.4m (approx. 11'3 x 11'2)

General note: 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.

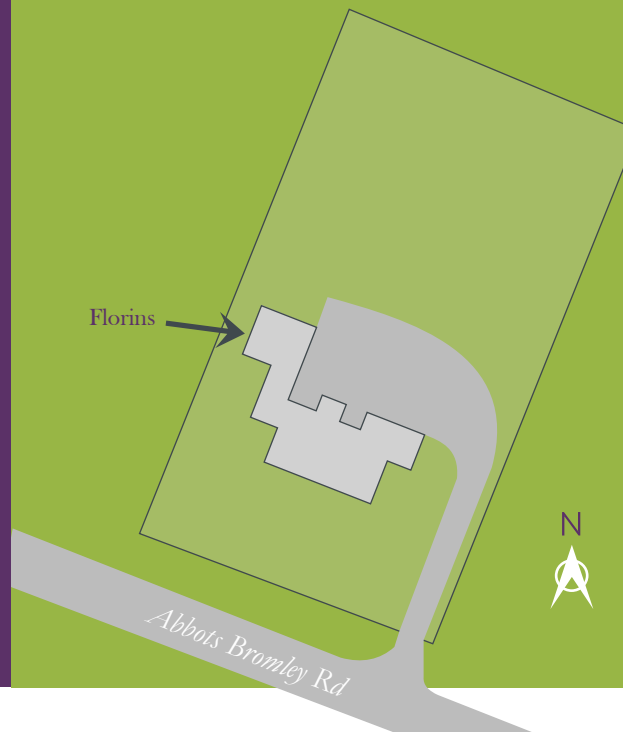
Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

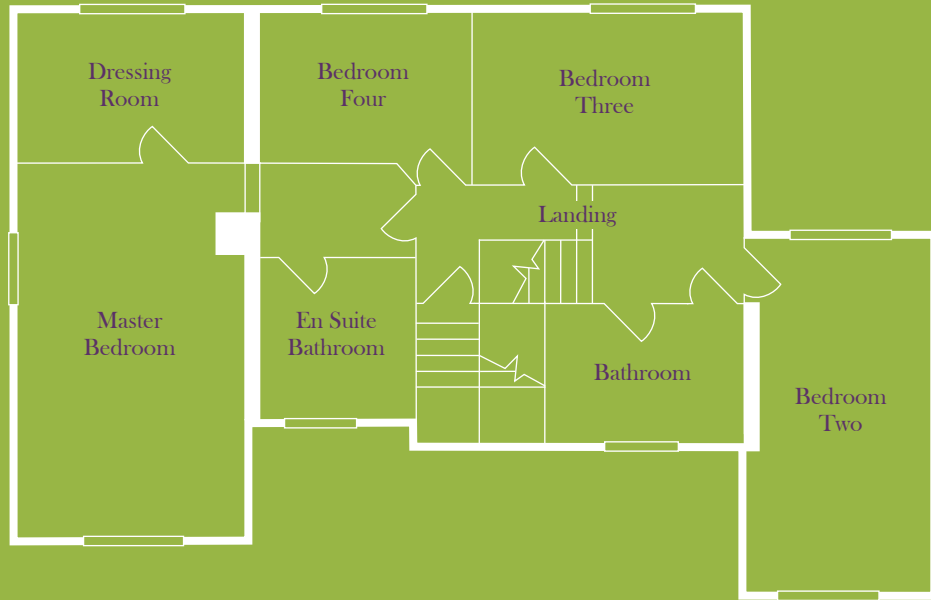
Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.



Ground Floor



First Floor



Second Floor





Parker Hall

Independent Estate Agents

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