



The Ivy House, 1 Mill Meadow, Hollybush Road, Newborough, DE13 8SF



Enjoying a tranquil setting and idyllic countryside views to the rear is The Ivy House, an executive detached family residence showcasing four double bedrooms, beautifully landscaped west facing gardens and a triple bay coach house with versatile studio/home office above. Offering generously proportioned interiors ideal to suit a growing family, The Ivy House has been maintained to a superb standard with recent modernisations to include a new 2021 oil boiler, new Residence 7 windows in 2022, a new Orangery in 2022 and immaculate landscaping to the outside space. The interiors extend over two floors, having an entrance hall and impressive reception hall leading into

three reception rooms, an open plan family dining kitchen and Orangery, as well as a fully fitted boot room, utility and cloakroom. The generous first floor landing leads into four generously proportioned bedrooms and a modernised family bathroom, with the master and second bedrooms also having use of a private en suite. Outside, electric double gates open into the expansive driveway, having parking for numerous vehicles as well as access into the detached triple garage. A versatile studio above the garage also offers an ideal space for use as a home office or games room, and the rear garden extends to a superb size, being landscaped to an excellent degree, overlooking idyllic countryside and church

spire views and benefitting from a sunny west-facing aspect.

Nestled within picturesque Staffordshire countryside is the desirable village of Newborough, a thriving rural community home to the Red Lion pub, Riverside Park play area, the Meynall cricket ground and a stunning 14th Century church. The Needwood Primary School lies within the village and feeds into John Taylor High School, and there are an excellent range of independent schools in the area including Denstone, Repton, Abbotsholme and Lichfield Cathedral. Further amenities can be found 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, and the property is just minutes drive from the FA's St George's Park, Hoar Cross Hall and the Deer Park Farmshop and Café in Hoar Cross. For leisure pursuits, local equestrian centres include Eland Lodge and Marchington Field, and both Cannock Chase and the Peak District National Park can be reached within an easy drive. Newborough 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.



- Executive Detached Village Home
- Recently Refurbished to include 2021 Orangery & Windows and 2021 Boiler
- Open Aspect & Rural Views to Rear
- Landscaped West Facing Plot
- Open Plan Dining Kitchen
- Three Reception Rooms & Orangery
- Porch & Spacious Reception Hall
- Boot Room, Utility & Cloakroom
- Four Excellent Double Bedrooms
- Family Bathroom, Master & Guest En Suites
- Electric Gates to Ample Parking
- Triple Bay Coach House
- First Floor Studio/Home Office
- Beautifully Landscaped Gardens
- Church & Countryside Views
- Tranquil Village Setting
- 'Outstanding' School Catchment

Entrance Hall 3.46 x 1.58m (approx. 11'4 x 5'2)
A composite entrance door opens into the hallway, having slate flooring, vaulted ceilings and a window to the front. An oak glazed door opens into:

Reception Hall 5.33 x 3.47m (approx. 17'5 x 11'4)

A most impressive welcome to this executive home, having stairs rising to the first floor accommodation with a shelved storage cupboard below. Oak doors open into:

Lounge 7.35 x 3.9m (approx. 24'1 x 12'9)

An oversized reception room having a window to the front and a feature inglenook fireplace housing a wood burning stove set to tiled hearth. Oak double doors lead into:

Orangery 4.88 x 4.14m (approx. 16'0 x 13'7)

A stunning, recently refurbished space having tiled flooring, vaulted ceilings and double doors opening out to the rear gardens. Oak double doors open into:

Family Room 4.23 x 3.77m (approx. 13'10 x 12'4)

Another well presented reception room having a window to the rear, Amtico flooring and a wood burning stove set to tiled hearth. Double doors open through to:

Open Plan Family Dining Kitchen 7.35 x 5.63m (approx. 24'1 x 18'5)

A superb family space having a comprehensively fitted range of wall, base and island units with granite worksurfaces over, housing an inset Franke one and a half sink with side drainer, Rangemaster stove and integrated appliances including dishwasher, two fridges and a freezer. the island unit houses additional workspace, storage and a breakfast bar and the kitchen has tiled flooring and a window overlooking the rear garden. Doors open into the **Reception Hall** and into:

Utility 2.23 x 1.9m (approx. 7'3 x 6'3)

Fitted with base units housing an inset sink, the oil fired boiler and space for a washing machine, with tiled flooring a door opening out to the side aspect

Study 4.2 x 3.9m (approx. 13'10 x 12'9)

An ideal home office or separate dining room, having dual aspect windows

Boot Room 3.5 x 2.95m (approx. 11'5 x 9'7)

Having been recently refitted with a range of bespoke Sharpes wardrobes and storage, having a window to the rear

Cloakroom

Fitted with a wash basin set to vanity unit and WC, with tiled flooring and a window to the side





Stairs rise to the first floor **Galleried Landing**, an expansive space having a window to the front enjoying a pleasant open aspect. Solid oak doors open into the **Airing Cupboard** which houses the recently replaced pressured water cylinder, and into:

Master Suite 7.37 x 3.9m (approx. 24'2 x 12'9)
An impressive principal suite having dual aspect windows and a range of quality solid oak wardrobes, bedroom furniture and storage. With private use of:

En Suite Bathroom 3.5 x 2.95m (approx. 11'5 x 9'8)
Fitted with a Heritage suite having wash basin set to vanity unit, WC, corner bathtub and separate shower with replaced unit, having tiled flooring and splash backs, an obscured window to the rear and a heated towel rail

Bedroom Two 4.25 x 4.25m (approx. 13'11 x 13'11)
Another spacious bedroom suite having a window to the rear aspect

En Suite 2.18 x 1.92m (approx. 7'1 x 6'3)
Comprising a modernised suite having wash basin set to vanity unit, WC and shower, with tiled flooring, half tiled walls and a heated towel rail

Bedroom Three 4.2 x 3.92m (approx. 13'9 x 12'10)
Another double room having a window to the front

Bedroom Four 5.2 x 3.8m (approx. 17'0 x 12'5) – max
With a window to the rear overlooking pleasant garden and countryside views

Family Bathroom 4.24 x 2.96m (approx. 13'11 x 9'8)
Comprising a refitted suite having marble topped wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side







Outside

The Ivy House lies on a private cul de sac servicing just three additional homes, having electric double gates opening into the expansive block paved driveway where there is parking and turning space for numerous vehicles. Gated access opens into the rear gardens and well tended lawns extend to one side

Triple Coach House 9.4 x 5.05m (approx. 30'10 x 16'6)

Three electric roller doors open into the garage, which has power, lighting and a range of fitted cupboards. A vestibule has a pedestrian door to the side as well as stairs which rise to the first floor of the garage:

Studio 9.4 x 3.4m (approx. 30'10 x 11'2)

Being an ideal games room or home office. Having power, lighting, a window to the side and five Velux skylights

West Facing Gardens

Having been landscaped to an exceptional standard, the rear garden extends to a generous size and enjoys plenty of privacy as well as a sunny westerly aspect. A paved terrace rises to shaped lawns edged with neatly stocked flowerbeds, and a feature central terrace enjoys views towards the village church spire. Pathways lead to the top area of lawn where a **Summer House** is included in the sale. There is exterior lighting, power and water and the garden enjoys a tranquil outlook onto open countryside to the rear



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.