



The Cow Shed, Hazels Road | Shawbury | SY4 4HE

Offers in the Region of

£750,000





## Features

- Stunning Three Bedroom Equestrian Property
- Approximately 4.71 Acre Plot
- Entrance Hall, Shower Room, Two Double Bedrooms, Open Plan Kitchen, Dining and Living Room, Utility, Mezzanine Living Space, Principal Bedroom with En Suite Bathroom
- Double Garage, Two Stables, Field Shelter

## BRIEF DESCRIPTION

This stylish, light and welcoming property was originally the milking parlour and has been converted to a stylish, light and welcoming home.

The Paddocks, Stables, House and Gardens sit on a total plot of approximately 4.71 acres and is offered to the market with No Upward Chain. The property is approached along a

gravelled driveway, with lawned Gardens to either side, that leads up to the Double Detached Garage.

The front door opens to the light and spacious Hallway which has a feature staircase with a glass balustrade leading to the Mezzanine Gallery. The Hall has ceiling spotlights and tiled flooring and underfloor heating flows throughout the ground floor accommodation.

Off the Hall is the smart Shower Room with double walk-in shower and two Double Bedrooms – one with French doors and the other with floor to ceiling windows overlooking the front of the property.

The undoubted heart of this home is the Open Plan Kitchen and Living Space. The Kitchen has an excellent range of modern grey units with quartz worktops, integrated



dishwasher, tall fridge and freezer, grill, oven and microwave - and to the central island is an induction hob with feature extractor fan over. Off the Kitchen is the good-size Utility with space for your washing machine and tumble dryer, and a glazed door leading out to the front of the property.

The Kitchen then leads through to the most wonderful light and spacious double-height Living and Dining Room which is open to the eaves of the building, with impressive floor-to-ceiling windows and bi-folding doors out to the Garden. There's a log burner to the Lounge area for cosy winter evenings – and an air conditioning unit for hot sunny days!

The stairs in the Hallway lead up to the impressive Mezzanine - a super space overlooking the Living Area and out through the tall windows to the views beyond. It's currently used as an Office and a Snug – and has some nice finishing touches such as LED lighting to the beams. Double doors open through to the spacious Principal Bedroom which has glazed pocket doors leading to the En Suite with a free-standing cast-iron bath.





The sense of quality continues through to the timber-framed Double Garage which has two roller doors, light and power, and the rear Garden which has a paved patio area and raised beds leading to a further patio with large timber pergola over and super views out over the Paddocks.

The Equestrian facilities here are also top-notch, with paddocks extending to approximately 4.47 acres. A post and rail fence encloses the Stable Yard which has two timber stables with a covered tie-up area between them, light, power and running water. There's a hay/field shelter to the paddock to the rear of the property that's included in the sale, and a further double field shelter that's available by separate negotiation. The perimeter of the land is enclosed by post and rail fencing and is currently divided up into five paddocks - with four of them having water troughs - plus direct access to Hazels Road for horse box access.

Please call our Market Drayton office on **01630 653641** to arrange your viewing of this beautiful property.



For more details or to arrange a viewing, please call us on:

**01630 653641**

Helping *you* move

**DIRECTIONS:** From Market Drayton take the A53 to Tern Hill and go straight over the roundabout staying on the A53 towards Shrewsbury. After 4.5 miles go straight over the Espley roundabout and after 3.3 miles don't turn left on Hazels Road but take the next left signposted to Oakgate Nurseries. After approximately 500 yards turn right through the stone gates and follow the drive past the farm house and converted barn, and then around to your left where the drive runs up to the double garage to the side of The Cow Shed.

**SERVICES:** We are advised that mains water and electricity are available, with LPG central heating and Bio Pure septic tank drainage. There is also an air conditioning unit to the main living area and underfloor heating throughout the ground floor. The Vendors currently have Sky TV through a satellite dish and Rural Broadband. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.



Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

Website for More Details: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)



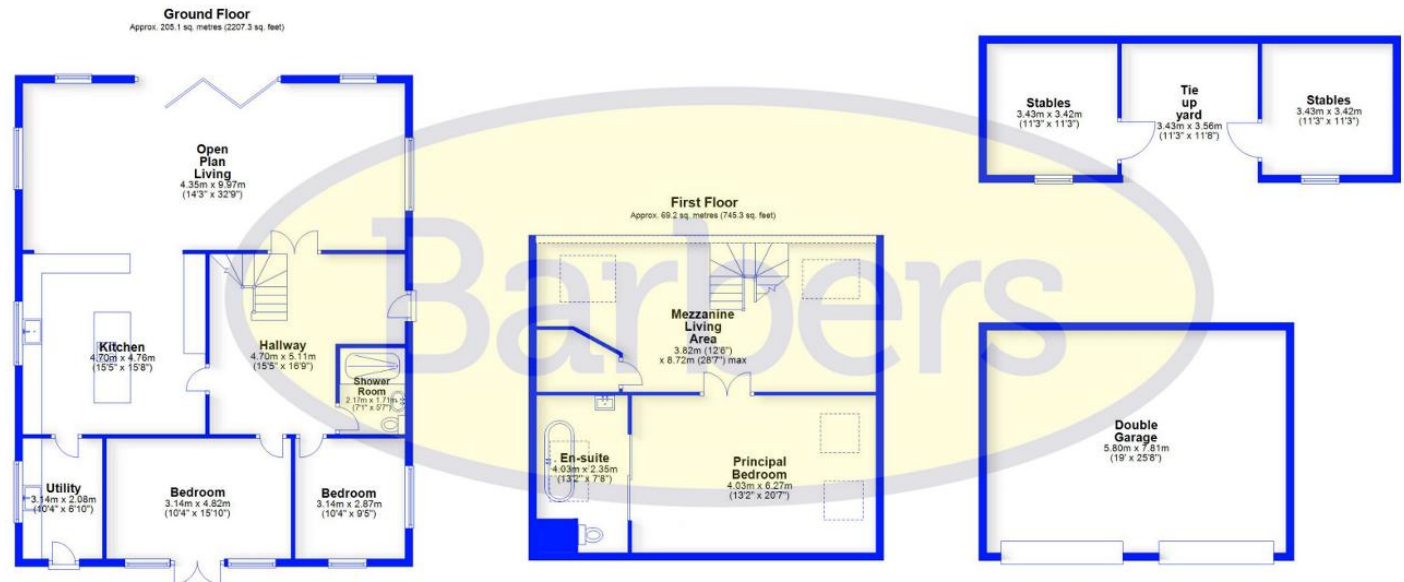
**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**FLOOR PLAN:** Not to Scale

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

**ENERGY RATING:** D **COUNCIL TAX BAND:** F

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.  
**METHOD OF SALE:** For Sale by Private Treaty.



Total area: approx. 274.3 sq. metres (2952.6 sq. feet)

Plan produced by www.firstporterservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using Planipix.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.



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