



Helping *you* move



## 6 Adderley Hall Barns, Adderley, TF9 3TE

An Impressive Grade II Listed Four Bedroom Barn Conversion set in a pretty Courtyard with a gorgeous Orangery, private Garden and Double Garage that's set in seven acres of glorious Communal Grounds with sweeping Lawns, Woodland area and Tennis Courts.

Offers Over

**£499,995**



# 6, Adderley Hall Barns Adderley, TF9 3TE

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## Overview

- A Beautifully Presented Four Bedroom Barn Conversion
- Set in the Former Stable Block with Seven Acres of Communal Grounds with Tennis Courts
- Reception Hall, Lounge, Dining Kitchen, Stunning Orangery
- Principal Bedroom with En Suite & Dressing Room
- Three Further Double Bedrooms, Bathroom
- Double Garage, Courtyard Gardens
- Council Tax Band – F
- Energy Rating - C



## Brief Description

The front door opens to a welcoming Reception Hall with stairs to the first floor, and a door to the Guest WC. The Dining Kitchen has an excellent range of Shaker-style units with quartz work surfaces over, with a large central breakfast bar, integrated appliances, a Belfast sink, a 7-burner Willow range cooker and space for a tall fridge freezer. There's an impressive Orangery that runs the full width of the property, with a log burner and a glazed door then leads into the Lounge with those wonderful high ceilings and sash windows that add to the sense of space and light.

To the first floor, and the Landing and most of the Bedrooms have feature beams. The Principal Bedroom has a Dressing Room and En Suite with walk-in shower, and there are three further Double Bedrooms with Bedroom Two having a built-in double wardrobe. Completing the accommodation is the stylish Bathroom with a shower over the bath.

Externally, the property has an enclosed Courtyard to the rear and a private lawned garden off the Orangery. There's a Double Garage with two Parking spaces, plus Visitor parking.

## Location

Adderley is a rural village between Market Drayton and Audlem on the Shropshire/Cheshire border. The village itself has a well-regarded Primary School, Church and Village Hall with Bowling Green.

The closest shops are in Audlem with a Post Office, Co-Op, Doctors' Surgery, Pharmacy, Primary School, a number of Pubs and Cafes - and a Fish & Chip shop.



## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that that mains water, drainage and electricity are available, with LPG gas central heating 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.

**LOCAL AUTHORITY:** Shropshire Council  
Tel: 0345 678 9002

**TENURE:** We are advised that the property is Freehold.

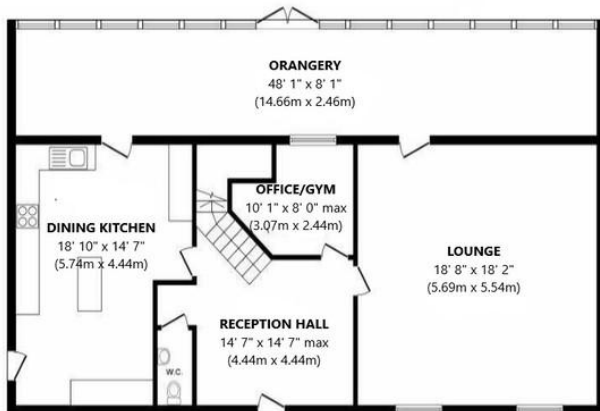


**DIRECTIONS:** From Market Drayton take the A529 to Adderley and directly just after the Primary School turn left through the gates to Adderley Hall. Keep left and follow the long drive, then turn right in front of the stable block and park in the guest Parking spaces to your left. Walk back through the archway and the property is in the far right-hand corner of the courtyard.

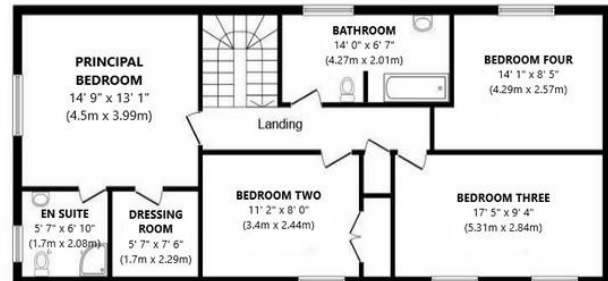
**INDEPENDENT MORTGAGE ADVICE:** To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

**AML REGULATIONS:** We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.





Ground Floor



First Floor

**This Floor Plan is Not to Scale**  
Please Use as a Guideline to Layout Only

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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