



The Hayloft & The Nook  
Market Drayton | Shropshire



# The Hayloft & The Nook

Stoke Park, Market Drayton  
Shropshire, TF9 2LB

A rare opportunity to acquire a 3-bedroom barn conversion with 1-bedroom annexe, equestrian facilities and in all circa 3.6 acres.

- 3-bed barn conversion
- Accommodation comprising; kitchen/diner, utility room, sitting room, principal bedroom with ensuite, two further double bedrooms & family bathroom
- 1-bed annexe to include; kitchen, sitting room, double bedroom with ensuite
- South-facing, well-kept gardens
- Three 'Tailored' stables, solarium, hay store, secure steel storage area & tack room
- 25m x 40m sand and wax manege
- Well fenced paddocks
- In total approx. 3.6 acres

## DESCRIPTION

The Hayloft is a rarity to the market having flexible living accommodation being a 3-bedroom barn conversion with 1-bedroom annexe 'The Nook', high end equestrian facilities and circa 3.59 acres of land.



The Hayloft has an access ramp from the garden side, along with steps up to the front door. The ground floor accommodation comprises; utility room, kitchen/diner, sitting room with log burner and French doors onto the patio area, two double bedrooms and family bathroom. At first floor level you have the principal bedroom with dressing area and shower ensuite.

The Nook is a 1-bed annexe to The Hayloft and steps out onto the yard so would be an ideal groom's accommodation. On entering The Nook, you come into the kitchen and then onto the sitting area. On the first floor is a double bedroom with ensuite. The annexe has great potential to be used as an Air BnB for additional income or for a family member.

### EXTERNALLY

The property is entered via Ollerton Lane through a five-bar gate which brings you past the equestrian facilities and around to the parking at the side gate onto the yard.

The Hayloft benefits from a generous south facing, well-maintained garden which is predominantly laid to lawn with herbaceous borders.

### EQUESTRIAN FACILITIES

The property is the equestrian's dream. The yard is concrete throughout and has a steel portal framed building to the one side which houses the three 'Tailored' stables and wash bay/solarium. To the other side of the yard is a large storeroom and hay store. To the side of the house is a brick tack room which has water and electric connected.





From the yard, continuing past the house, you access the land and manege. The manege is 25m x 40m in size with sand and wax surface. The land is currently split up into a number of paddocks, with post and electric fencing.

There is a further access gate off Ollerton Lane which takes you directly onto the field adjacent to the manege which is ideal for tractor access for maintaining the land or for horsebox parking.

### LOCATION

The Hayloft is located in Stoke Heath which is a small village in North Shropshire. It is situated in the West Midlands region of the country and is surrounded by beautiful countryside. The village is known for its picturesque views and peaceful atmosphere, making The Hayloft in the perfect location for exploring the countryside on foot or via horse. A further attraction of Stoke Heath is the local pub, The Red Lion which is under a mile away from the property.

Market Drayton is just 5 miles away and has excellent amenities including supermarkets, post office and a number of cafes, restaurants and pubs. Slightly further afield, Newport and Shrewsbury both have a wide range of shops and a vast array of entertainment amenities, along with Shrewsbury having a railway station offering regular services to major centres and central London. The property also benefits from excellent road links with the nearby A53, immediately linking to the A41.

There are also several highly regarded schools in the area including Adams Grammar, Shrewsbury School and Newport High School. Stoke-On-Tern Primary School is also located just 300ft away from the property.



The property is also in an excellent position for the equestrian enthusiast as there are a number of venues and equestrian centres in the area, along with hunting with the local North Shropshire and Cheshire hunts. Hacking direct from the property is also very good with an abundance of quiet country lanes and bridleways to ride around.

### DISTANCES IN APPROX. MILES

Market Drayton 5m | Shawbury 8.5m | Newport 10m  
Wem 11.8m | Whitchurch 14.5m | Shrewsbury 17m  
Telford 17m | Stoke-on-Trent 22m

### DIRECTIONS

What three words:- ///survived.force.greyhound  
From Wistanwick with The Red Lion Pub on the right-hand side travel 0.7miles until you reach Stoke-On-Tern Primary School crossroads. At the crossroads, turn left and The Hayloft & The Nook is the second property found immediately on your left-hand-side behind a set of double metal five-bar gates.

### PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: The Hayloft rating C, The Nook rating C

SERVICES: Mains water, electricity, private drainage via septic tank, ground source heating system

AGENTS NOTE: No Quotas or Single Farm Payment entitlement are attached to the land

LOCAL AUTHORITY: Shropshire County Council

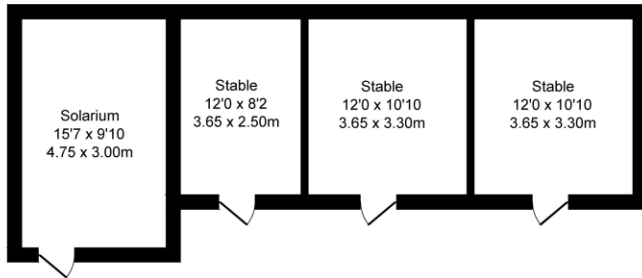
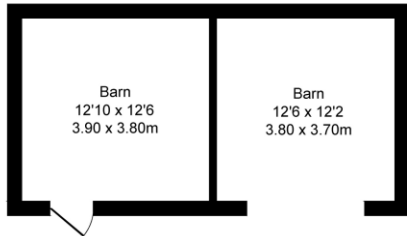
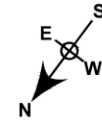
Tel: 0845 678 9000

COUNCIL TAX BAND: C

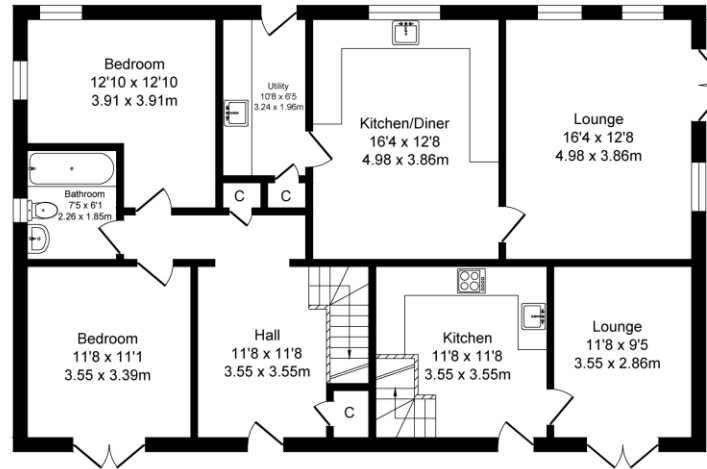


Ollerton Lane  
 Total Approx. Floor Area 2666 Sq.ft. (247.7 Sq.M.)

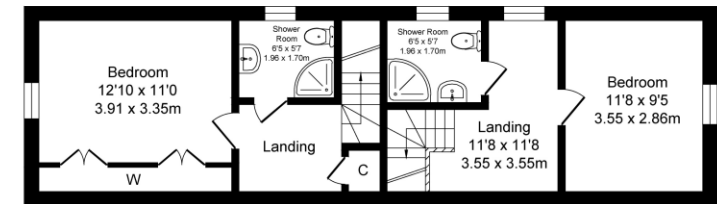
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Outbuildings**  
 Approx. Floor Area 851 Sq.Ft (79.1 Sq.M.)



**Ground Floor**  
 Approx. Floor Area 1288 Sq.Ft (119.7 Sq.M.)



**First Floor**  
 Approx. Floor Area 526 Sq.Ft (48.9 Sq.M.)



**LARCH**  
 PROPERTY

Shropshire (Head Office)  
 Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB  
 Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)  
 Email: [info@larch-property.co.uk](mailto:info@larch-property.co.uk)

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