



Owl Barn, Dodecote Grange, Childs Ercall,

TF9 2DN

Helping *you* move



Owl Barn, Dodecote Grange, Childs Ercall, TF9 2SN

Freehold – Offers in the Region of  
£725,000



## Features

- Stylishly Renovated 5 Bedroom Barn Conversion
- Rural Location with Countryside Views
- Five Bedrooms, Three with En-Suite
- Kitchen, Utility Room
- Lounge and Reading Room
- Entrance Hall, W.C. Cloaks
- Family Bathroom
- Triple Garage and Good Size Parking
- Lawns Gardens and Workshop
- EPC Rating - TBC, Council Tax Band - TBC



## BRIEF DESCRIPTION

Welcome to Owl Barn, a stunning, Five Bedroom new Barn Conversion situated in a secluded development near the popular village of Childs Ercall.

Tastefully converted with character features throughout, this property occupies one of the prime plots on the development, with far-reaching rural views on several sides. The barn boasts all the living accommodation you will ever need, featuring a modern Kitchen with vaulted ceiling, as well as a light-filled Living Room and separate Reading Room. You will find Five Double Bedrooms, Three with En-Suite, and a Family Bathroom.

The barn also benefits from Triple Garages, and a separate Workshop Area, all with light and power. Externally, a large split-level area with Parking, Patio area and large Garden allows you to make the most of the countryside views.





## LOCATION

Owl View Barn, Dodecote Grange is in a lovely rural location, set down a quiet lane which leads into the private drive - and is one of several high quality Barn Conversions in what was the original farm yard. The village of Childs Ercall is 1.7 miles, and Hinstock - with a Primary School and Post Office Shop - is just 3.6 miles away.

The market towns of Market Drayton and Newport are in easy distance - and Newport, with its busy High Street, shops, boutiques and super markets, is just 6.5 miles away. A wider range of shops and facilities are available in Shrewsbury and Telford, and there's good access to the A41 for Whitchurch or the A5/M6/M54 - so the main business hubs are within 40 minutes travel.



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**TO VIEW THIS PROPERTY:** To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

**DIRECTIONS:** The property is 6.5 miles from our Newport Office: head north along the High Street keeping the Church to your right, Shell Garage to your left and straight on up the hill at the mini-roundabout by TFM Country Store. At the T-Junction with the A41 turn left and after 2.3 miles turn left opposite Stanford Bridge Garage (it sells birdseed). Just after the farm on your left, turn right towards Childs Ercall and after 0.8 miles turn left where you see the property sign and follow the lane which becomes the driveway down to Dodecote Grange Barns where the property is located.

**SERVICES:** We are advised that there is oil-fired central heating, mains water and electricity and Treatment Plant drainage which serves all properties are available. 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.

**SERVICE CHARGE:** There is a service charge to the property which is currently estimated at £900 per annum (£225.00 per quarter) and this fee covers maintenance of shared areas - grounds and treatment plant drainage. It also covers if anything were to happen to the treatment plant drainage and then there is enough money for repair and accountancy fees.

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

**EPC RATING - TBC**

**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.

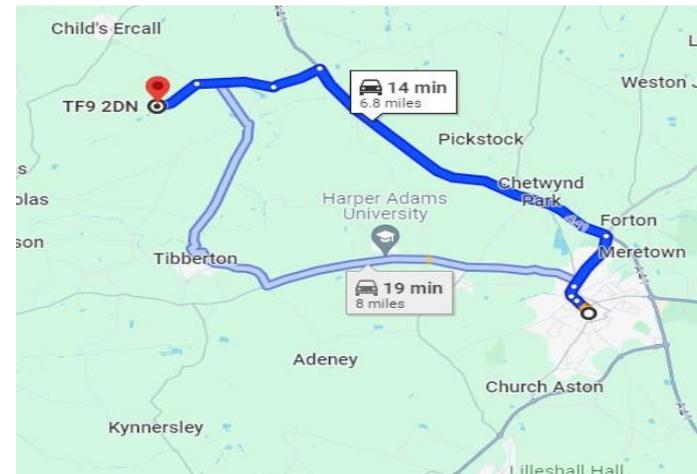
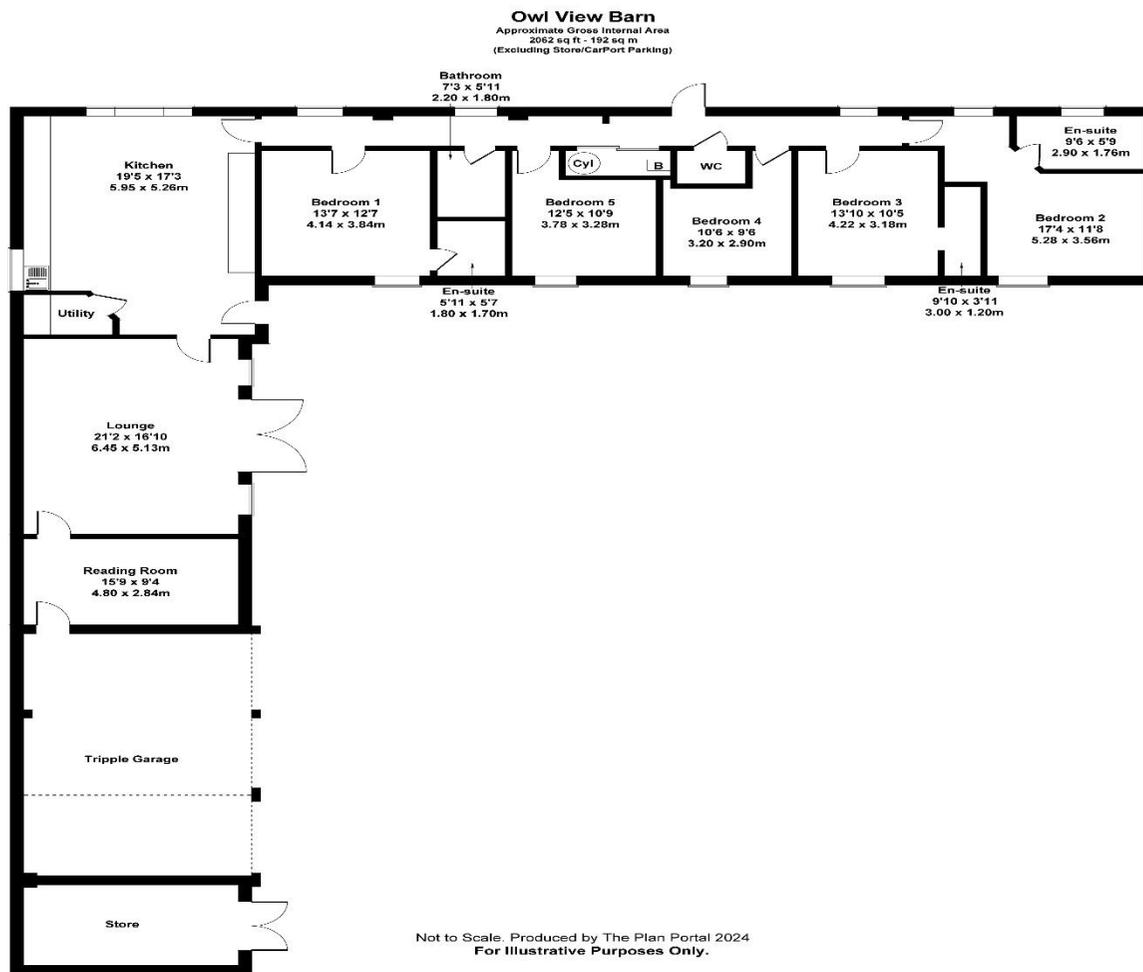
**AML REGULATION:** We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. 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. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

**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.

**METHOD OF SALE** For Sale by Private Treaty.

NE37930





**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 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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