



Kenfields, Childs Ercall, TF9 2DA

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**Freehold – Offers in the Region of
£1,250,000**



Features

- An Exceptional Period Country Home
- Set Within 7.68 Acres of Beautifully Maintained Gardens and Pasture Land
- Outstanding, Bespoke L Shaped Kitchen, Lovely Countryside Views
- Four Good Sized Bedrooms, Two Stylish En-Suites, Family Bathroom
- Full Size Snooker Room

Detached Two Storey Annex and Garage

Stable Block and Tack Room

Paddocks and Garden Areas, Ample Parking

Raised Covered Spa and Entertainment Area

Council Tax Band F, EPC Rating E



BRIEF DESCRIPTION

Set within approximately 7.68 acres of beautifully maintained gardens and pasture land, Kenfields is an exceptional period country home that combines period elegance with modern comfort. Privately situated yet offering excellent accessibility, the property enjoys a truly idyllic setting with far reaching views across the Wrekin and the surrounding Shropshire countryside. This charming Detached Residence is approached via a discreet entrance, offering a real sense of seclusion. The house itself exudes character and quality, showcasing a wealth of original features alongside thoughtful updates that enhance the flow and function of the home.

The spacious ground floor comprises a welcoming Entrance Hall that leads to an outstanding bespoke L-Shaped Kitchen, complete with high quality fittings and a large Open Plan Dining Area - perfect for family life and entertaining alike. There is a separate formal Dining Room, a beautifully appointed Lounge with views across the grounds, a quiet study or Home Office, and a full-size Snooker Room offering a fantastic recreational space. Additional amenities include a well-equipped Utility Room and a convenient Ground Floor WC.





Upstairs, the property offers Four generously sized Bedrooms. Two of the Bedrooms benefit from stylish En-Suite Bathrooms, while the remaining rooms are served by a beautifully finished Family Bathroom, all designed to a high standard to complement the character of the home. Beyond the main residence, Kenfields continues to impress with a Detached Two-Storey Garage and Annex Block. The ground floor provides Ample Parking and Storage, while an external spiral staircase leads to a fully Self-Contained One-Bedroom Annex. This additional accommodation includes a fitted Kitchen, a comfortable Sitting Area, and a modern Shower room - ideal for guests, extended family, or even potential rental income. Adjoining the annex is a lovely Private Spa and Entertainment Area, offering a luxurious outdoor retreat.

For equestrian enthusiasts, the property features a block of five well-maintained Stables along with a Tack Room. The land, consisting of Paddocks and Garden Areas, is fully fenced and has been carefully managed to provide excellent grazing and privacy, all while framing the stunning views that surround the home.



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LOCATION: The property is situated in the charming village of Childs Ercall which has its own Church, Community Centre, Jubilee Hall and Club House all adding to the enjoyment of village life. The larger towns of Market Drayton, Newport, Telford and Shrewsbury are all in commutable distance, approximately 7/8 miles from Market Drayton and Newport, 11 miles from Wellington, 15 miles from Telford and 17 miles from Shrewsbury. All of the larger towns offer a variety of amenities including specialist and high street shops, supermarkets, restaurants, farmers markets and health and leisure facilities.

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: From Newport take the Chester Road/A41 in the direction of Whitchurch, continue along the A41 for 2.8 miles and with Stanford Bridge Garage on your right, turn left towards Tibberton/Childs Ercall, continue for approximately half a mile before turning right for Childs Ercall. Continue through Childs Ercall and you will come to a T junction. Turn left and continue for approximately quarter of a mile, turn left onto an unmade road, continue to the end of the road where there will be two solid electric wooden gates. The property is located beyond the gates.

SERVICES: We are advised that the property has mains water, private septic tank drainage, electricity and oil fired central heating 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

EPC RATING – E-52 The full energy performance certificate (EPC) is available for this property upon request.

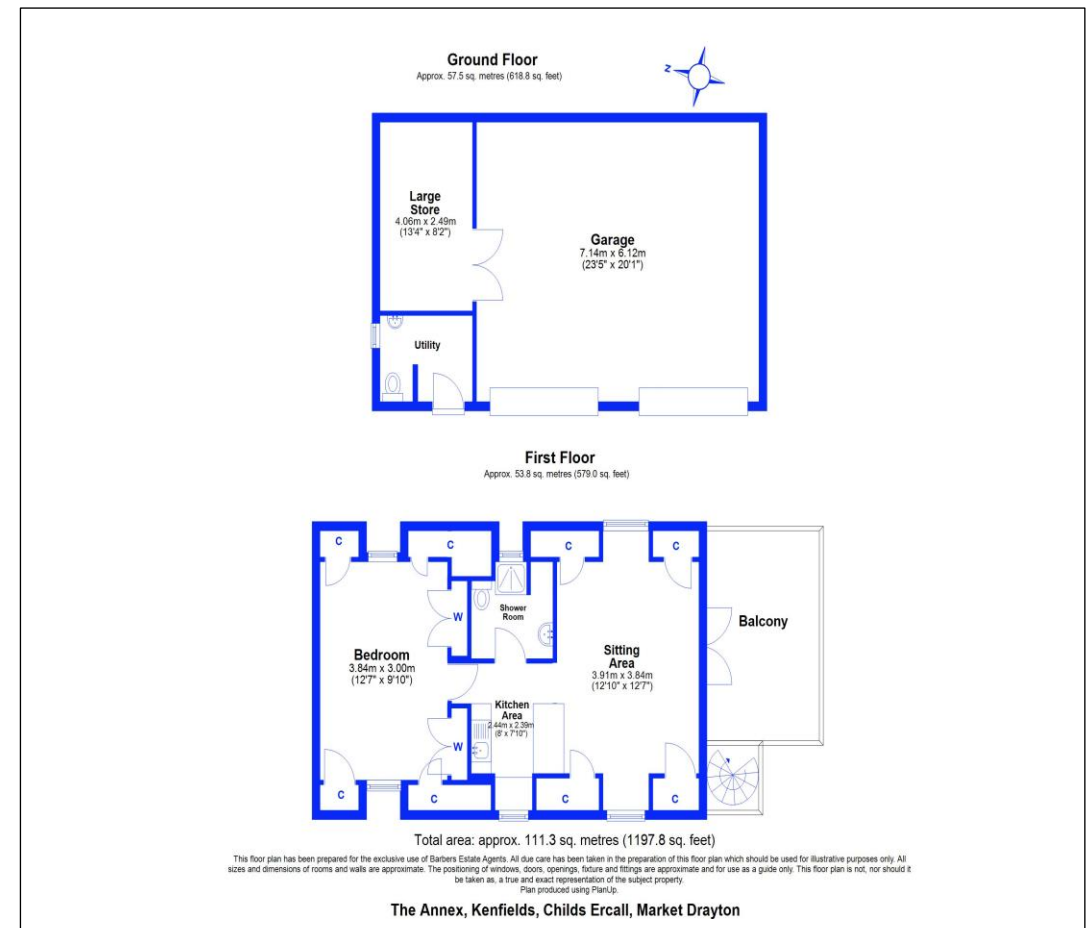
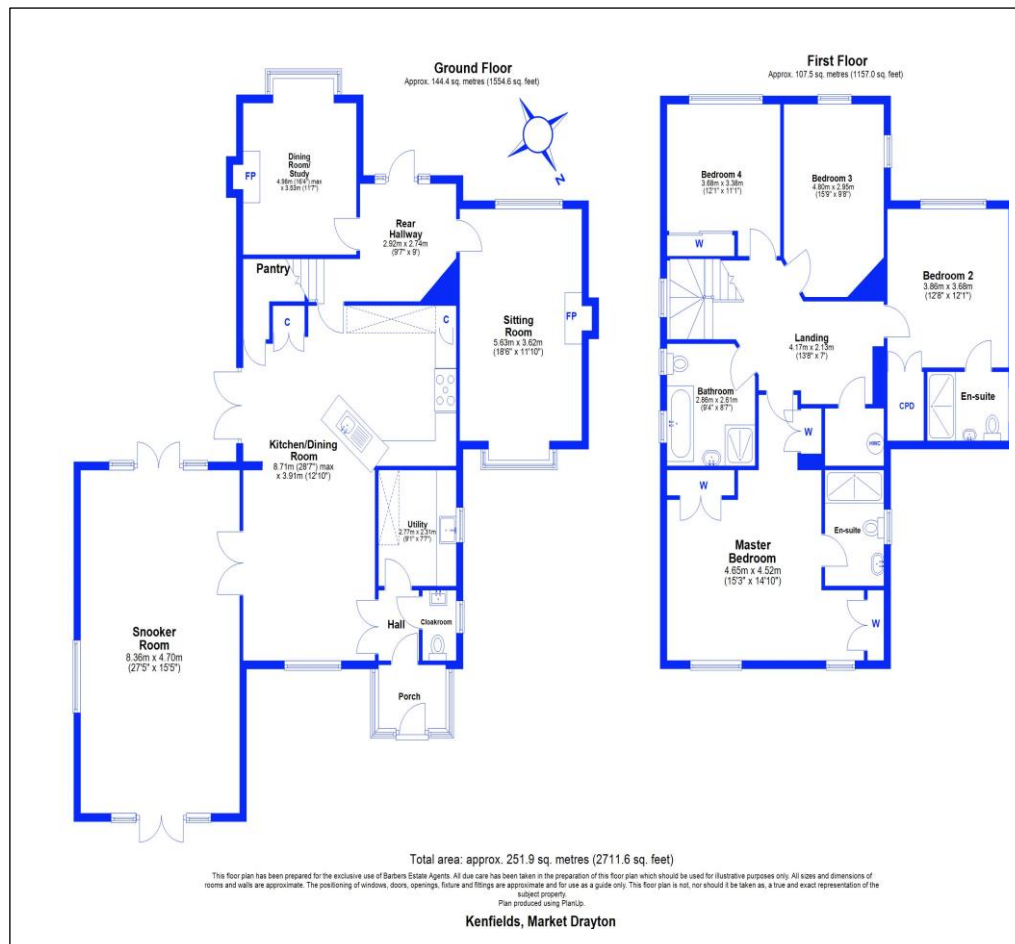
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

AML REGULATIONS: 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. **NOTE:** There is an informal arrangement that all three properties on the land that leads to Kenfields contribute equally towards the tree and hedge cutting each year. This is typically £50.00.

METHOD OF SALE: For Sale by Private Treaty.





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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