



Old Castle Moat, Cheswardine, Market Drayton,
Shropshire **TF9 2RN**



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An enchanting period home, extensively refurbished in the heart of the village of Cheswardine, set in 5.03 acres.



3/4



3



2/3



5.03



2

EPC

E

Guide price: £1,100,000

Tenure: Available freehold

Local authority: Shropshire Council

Council tax band: F





The Property

Originally a coach house with stables, Old Castle Moat is a unique, characterful property which has been fully remodelled and refurbished by the current owners to an exceptional standard. The house now offers flexible and versatile accommodation extending to over 3,500 sq ft with highly specified installations such as cast-iron radiators, flagstone flooring and bespoke joinery. Old Castle Moat is set within approx. 5.03 acres of grounds, which includes an expanse of woodland within which lies the remains of Cheswardine Castle, evidenced by the intact circular moat and groundworks associated with the former keep.

Entered via a canopied porch, the entrance hall is an excellent size with flagstone flooring and downstairs bathroom off, complete with roll top bath. A door leads to the study/bedroom, with shelving either side of the fireplace with wood burner inset. The sitting room is off the opposite side of the entrance hall and offers a bright dual aspect. There is an abundance of space for seating, whilst a fireplace encloses a wood burner. The adjacent utility boot room is a luxurious space with a range of bespoke painted cabinetry all set beneath a granite worksurface and incorporating a Belfast sink. There are double doors to the garden and triple aspect views.

A doorway continues on to open to the spacious dining room, which includes exposed sections of the original timber frame. There is plenty of space for entertaining, and a door leads directly into the kitchen. The kitchen breakfast room is an outstanding space which has been completely relocated and remodelled by the current owners. Previously forming the stables to coach house, the kitchen is a vast space which includes an original stall with stable door which opens to a utility boot room. There is a range of bespoke painted cabinetry set beneath a granite work surface. A range of integrated appliances include cream enamelled AGA, dishwasher, microwave and double oven. The kitchen has double doors to the front and a stable door to the rear, whilst there is a useful boot room off the end of the kitchen.





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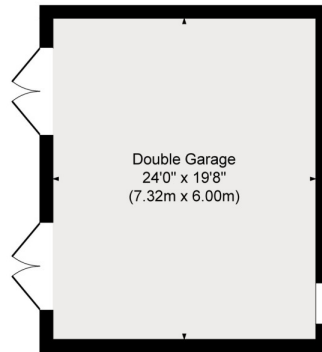
Stairs rise from the dining room to the exceptional principal suite. Divided into three, the staircase opens to a dressing room with range of bespoke fitted wardrobes and seating area. The bedroom is off to one side and offers epic proportions, complete with king truss A frame beams and exposed brick. There are delightful views across the garden via two oversized skylights, whilst the en suite bathroom is found off the dressing area. The en suite provides a serene space complete with both a roll top bath and double shower.

A second staircase rises from the entrance hall to a separate landing area. There are two well-proportioned double bedrooms off this landing area, both with front facing views. There is a family shower room which services both bedrooms.

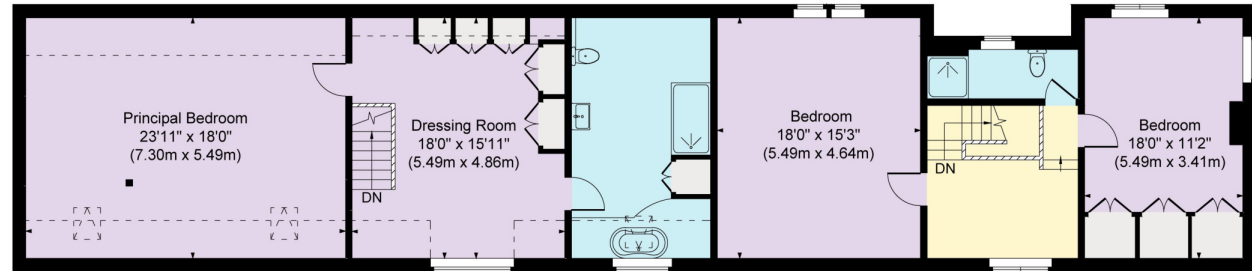




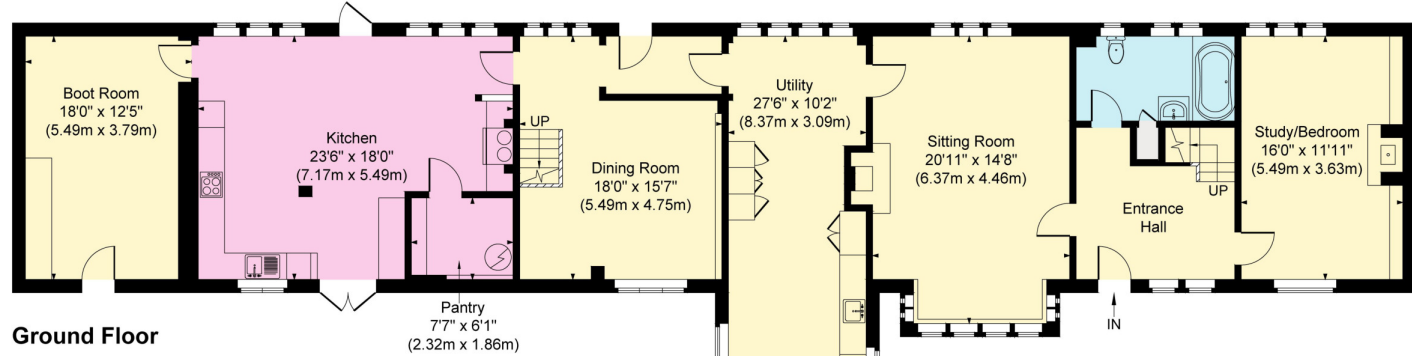
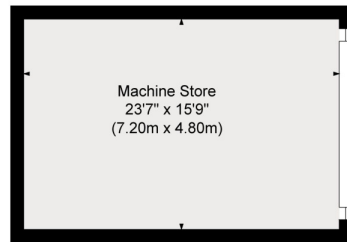
Old Castle Moat, Lawn Lane
 Approximate Gross Internal Area
 Main House = 336 sq.m/3620 sq.ft
 Garage = 44 sq.m/473 sq.ft
 Machine Store = 34 sq.m/365 sq.ft
 Total = 414 sq.m/4458 sq.ft



Garage



First Floor



Ground Floor

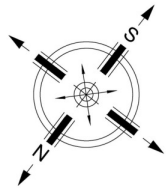


Illustration for identification purposes only, measurements are approximate, not to scale.

Gardens & Grounds

A gravelled driveway leads from Lawn Lane to a parking area. The driveway leads to a double garage with two separate doors. A pedestrian garden gate opens to a path which leads to the front door. An expansive terrace leads off from the path to include an oak frame gazebo and various seating areas. The path continues round the side of the house to the front facing rose garden, which includes raised beds.

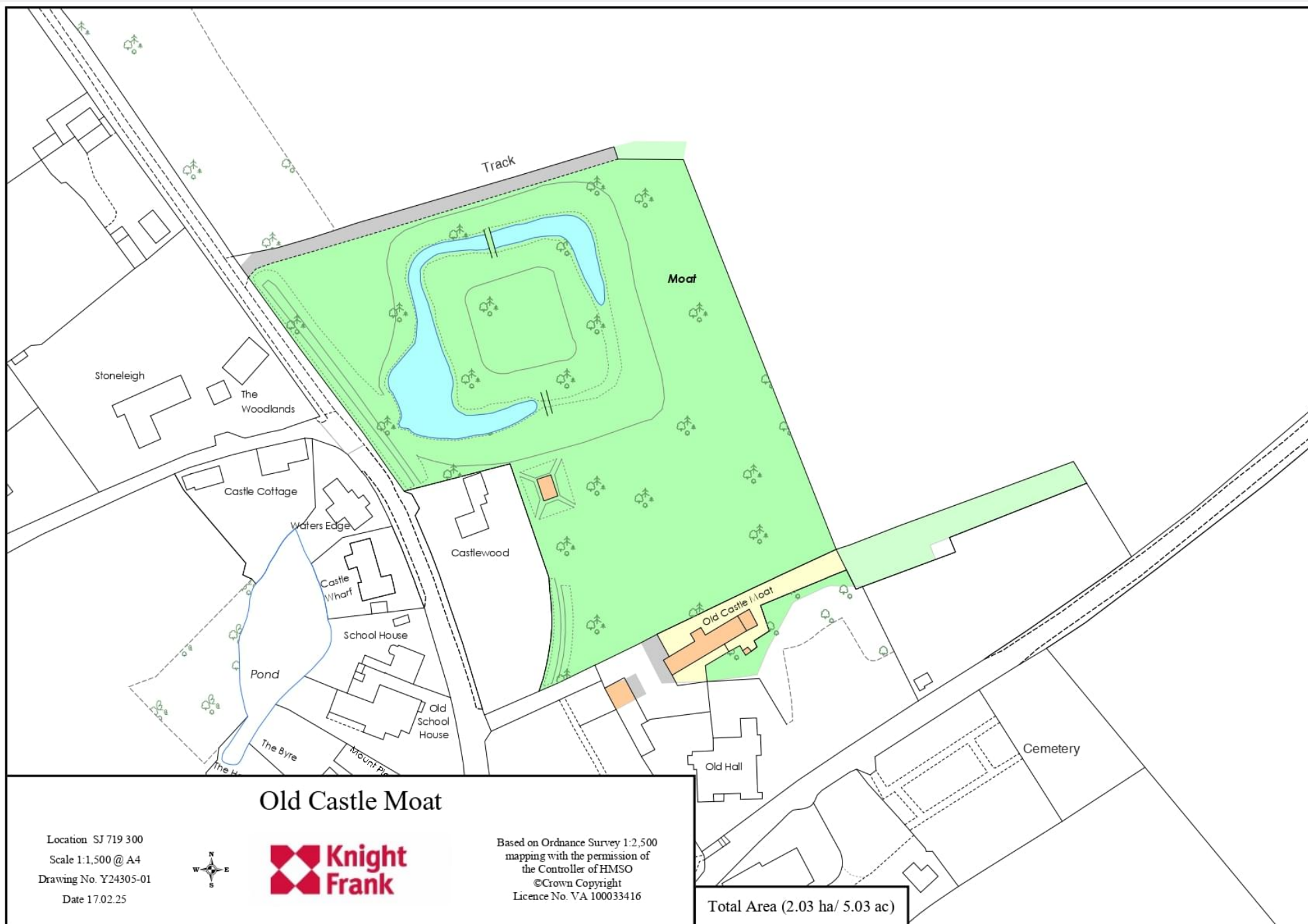
The garden area is mainly laid to lawn and is interspersed by mature shrubs and specimen trees. There is a vegetable growing area with greenhouse and summer house, whilst there is also a large shed and excellent machine store with roller door.

The woodland continues on from the lawned gardens and offers various paths which meander through to the circular moat, which includes a square island to the centre with the remains of Cheswardine Castle.





An enchanting environment to enjoy, together with an interesting provenance. The plot totals 5.03 acres.



Location

Set close to the Staffordshire/Shropshire border, the delightful village of Cheswardine is surrounded by idyllic countryside yet is less than 5 miles from the regional centre of Market Drayton. The village itself is mentioned in the Domesday Book and Old Castle Moat retains remnants of a 12th century moat to this day.

There is a community village store which opens 7 days per week, Red Lion pub and Fox & Hounds pub which offers food. St Swithurn's Church and the parish hall offer an extensive calendar of weekly events, whilst the bowling club competes in the local bowling league. The Ofsted rated 'good' Cheswardine Primary School is located just off the high street and also has nursery facilities.

The larger centre of Market Drayton is just 4.7 miles away and offers a much larger range of amenities. There are both local and national retailers, including Morrisons, ASDA, Lidl and B&M. The market town still retains its Wednesday market which has run for nearly 800 years. Old Castle Moat is well located for the regional road network, with the A41 being just 3.5 miles away and providing efficient access to the M54, M6 and M6 toll. Stafford station is just over a half an hour drive and offers intercity trains to London Euston in as little as 1 hour and 16 minutes.

Property Information

General construction - oak framed with brick insert, tiled roof.

Conservation area - Cheswardine Conservation Area

Services

Mains electricity, water and drainage. Biomass central heating (wood pellet).

Agents note

The driveway is owned by the neighbouring property, with Old Castle Moat having a right of way.

Please note the moat is a scheduled ancient monument.

