

THE OLD NOOK

SOUDLEY | NR MARKET DRAYTON



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Market Drayton 5.5 miles | Newport 8 miles | Telford 17 miles
Shrewsbury 22 miles | Birmingham 41 miles | London Euston 1 hour 20 minutes
(Distances and time approximate)

A wonderful rural home nestled in the beautiful
Shropshire countryside offering spacious accommodation
together with planning to convert two detached barns.

Spacious detached family home of 2,340 sq ft
Private gravelled driveway with a feature fountain turning circle
3 reception rooms, 4 bedrooms, 2 bathrooms
Newly constructed Orangery overlooking the paddocks and views beyond
Beautifully landscaped gardens and paddocks
2 barns with planning permission currently utilised and garaging and storage.

VIDEO TOUR



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LOCATION & SITUATION

The Old Nook is situated on the outskirts of the charming village of Cheswardine, home to a thriving local community. The village features traditional pubs, a community shop open daily, a church, and a well-regarded primary school. In addition, there is a welcoming coffee shop and a vibrant village hall that regularly hosts a variety of events and activities throughout the year.

The nearby town of Market Drayton provides a weekly market and a wide range of leisure, recreational and shopping facilities, canal and marina.

Road: The property is located 10 minute's drive of the A41 which provides good access to the A53 and M54.

Rail: Telford and Stafford railway stations are a 30 minute drive from the property. Stafford station is on the West Coast main line and the line at Telford has direct access. London Euston can be reached via Stafford Station in 1hr 20mins.

Air: Positioned only 1hr 09mins from Birmingham Airport and just 1hr 15 mins from both Manchester and Liverpool airports, providing quick and easy access to all European and wider international travel.

Schools: There is a local primary school within the village and secondary schools in both Market Drayton and Newport. There are also popular independent schools in the area, including Wrekin & Old Hall.

Sporting: A wide range of golf and leisure activities are close by, with golf at Market Drayton, Wrekin Golf Club and The Shropshire at Muxton There is horse racing at Wolverhampton, Bangor on Dee and Chester, shooting at West Midlands Shooting Ground in Hodnet, flying at Sleep airfield and a large number of local sports clubs within 10 miles.



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The Old Nook is a charming property with a rich history, dating back over 200 years. Originally constructed as a workers' cottage for the Cheswardine Hall Estate, it was built using locally sourced estate bricks. In 1916, the property was sympathetically extended to enhance its footprint, and in 2022, a beautifully designed Orangery was added, seamlessly blending period character with modern living.

Presented to an exceptional standard throughout, The Old Nook offers spacious and versatile accommodation extending to over 2,300 sq ft. The interior is complemented by beautifully landscaped wrap around gardens, providing a tranquil and private setting. Additionally, the property boasts three well-maintained paddocks to the side, ideal for equestrian or smallholding use. In total, the grounds extend to approximately 2.4 acres.





THE ACCOMMODATION

The spacious and versatile accommodation at The Old Nook has been thoughtfully arranged to suit both family living and entertaining. The entrance porch opens into a welcoming tiled hallway, which leads through to a generously proportioned living room. This elegant space features a striking fireplace, travertine flooring, and large windows that frame delightful views of the front gardens, filling the room with natural light.

The adjacent dining room offers ample space for formal gatherings and includes a characterful fireplace, quarry-tiled floors, and double doors that open into the beautifully constructed Orangery. Completed in 2022,

this light-filled addition provides stunning panoramic views over the landscaped gardens, the adjacent paddocks, and the rolling countryside beyond.

The heart of the home is the bespoke breakfast kitchen, which boasts an extensive range of base and wall mounted units with granite worktops, a Belfast sink, and a range-style cooker. Additional integrated appliances ensure practicality, while the generous size of the kitchen comfortably accommodates a farmhouse-style table and chairs, ideal for everyday family meals. From here, there is access to a useful cellar, perfect for storage, and a rear

hallway leading to a cloakroom with W.C. and a large cold room/boot room complete with raised cold settle shelves. A separate laundry room is located just outside the rear of the house.

Stairs rise from the main hall to a light and airy first-floor landing. The master bedroom enjoys views over the front gardens and benefits from a well-appointed en-suite bathroom. There are three additional double bedrooms, all enjoying attractive outlooks, and a spacious family bathroom featuring a freestanding bath and separate shower cubicle.

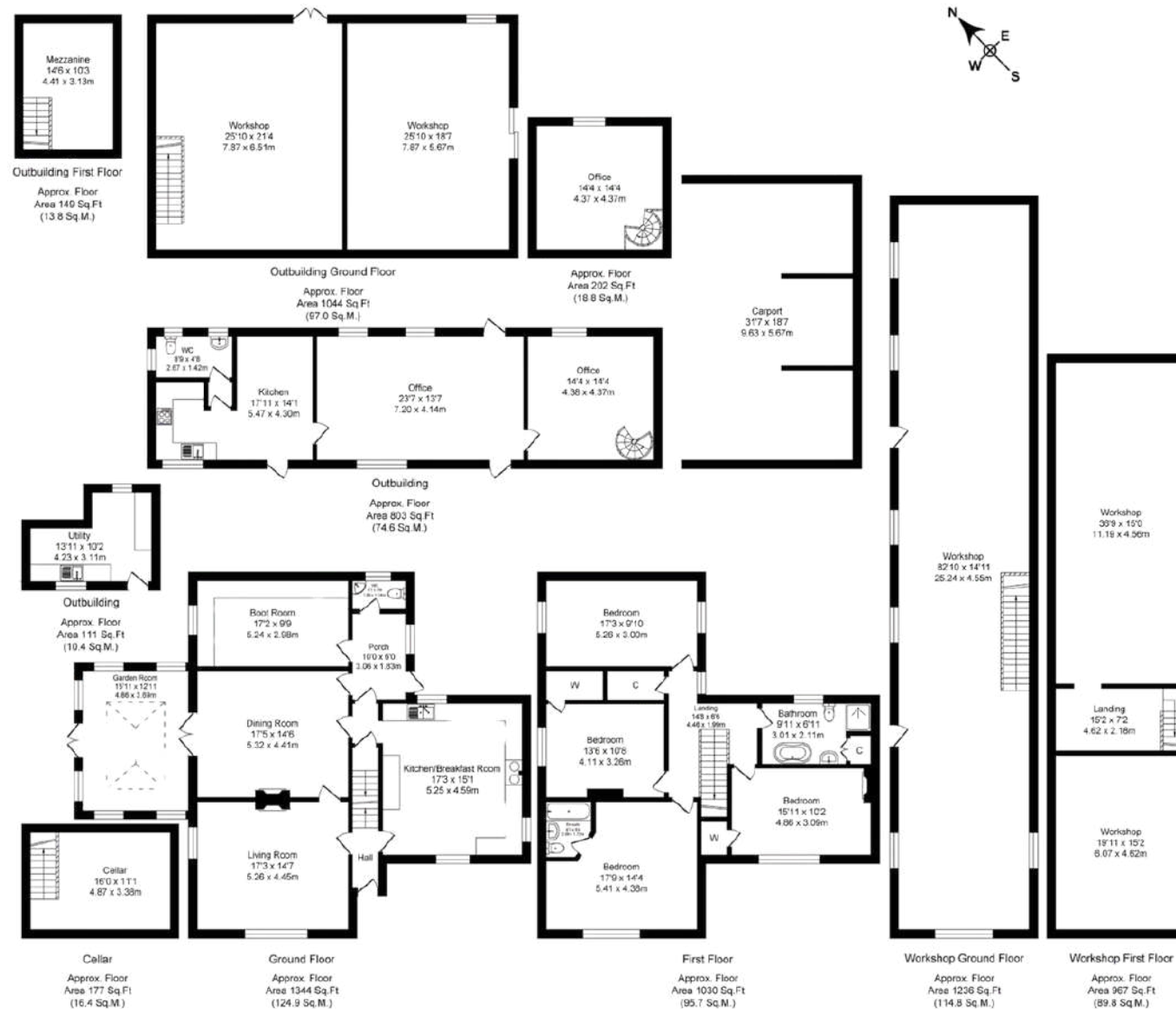






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Total Approx. Floor Area 7063 Sq.ft. (656.2 Sq.M.) (Excluding Carport)



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GARDENS & GROUNDS

The property is accessed via a set of electric gates leading to a feature fountain turning circle. The drive continues through the gardens and past the barns to the large parking area.

The large surrounding gardens include paved areas and a pleasant courtyard area with original well and a pergola. Adjacent to the gardens and house are 3 paddocks with their own road access and water supply.

Planning Permission was granted in May 2025 to convert the two barns into two residential dwellings both with separate access from the house, gardens and ample car parking. The barns are currently utilised as garaging, storage and offices with a small kitchenette and W.C.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is provided to a septic tank.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 03456 789000.

COUNCIL TAX

Council Tax Band – G

EPC

Rating – E

DIRECTIONS

What3Words [///samplers.array.posts](#)

From Market Drayton drive out on the Newport Road for 2.2 miles and drive through Woodeaves. As you leave Woodseaves turn left into Haywood Lane and this road takes you into Cheswardine. Drive through the village and after about ½ a mile turn left at the cross roads and follow the lane for another ½ a mile and the property is on the left.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this before purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture, etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion, NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.





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