



- Four Bedroom Detached Chalet Bungalow
 - Private Equestrian Facilities
- Three Stables, Tack Room & Hay Barn
- Barn, Garage & Workshop
- Set Back Down a Private Driveway
- Accessible Village Location
- Just Under 3.5 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Market Drayton 6 miles • Shrewsbury 18 miles • Telford 18 miles

Within approx. 1 mile of the A41

A four bedroom chalet bungalow with private equestrian facilities, set in just under 3.5 acres, in a rural yet accessible location

The chalet style bungalow has two bedrooms to the ground floor and two to the first floor and is well presented throughout. There are a good selection of equestrian facilities including three stables, a tack room and a hay barn, along with further selection of outbuildings comprising a barn, garage, workshop and nissen hut, all set in just under 3.5 acres of gardens and paddock land. Set well back from the road, down a private driveway there is ample parking and turning space.

The property is situated close to the small village of Stoke upon Tern, which has a junior school and a supermarket. The A41 is within one mile and gives excellent access to the roads network. The popular nearby towns of Market Drayton and Shrewsbury offer a full range of shops and amenities.

THE RESIDENCE

A four bedroom chalet style bungalow with oil-fired central heating, double glazing and solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

A **Front Door** leads into an **Entrance Hall** which has stairs off to the first floor and wooden flooring. This leads on to an **Inner Hallway** with an understairs storage cupboard. The bright and airy Lounge has a bay window and a woodburner set on a granite hearth with a wooden mantle.

The **Kitchen / Dining Room** has been extended to provide a fabulous open-plan room with a range of fitted units with worksurfaces, single drainer sink with mixer tap, integrated appliances comprising Siemens electric double oven, grill, hob and microwave, a dishwasher and two fridges. There is a useful walk-in **Pantry Cupboard** and a full height **Linen Cupboard** with a radiator. Double doors lead out into the **Garden**.

A **Rear Hallway** with tiled flooring has a door to outside and leads to a **Utility Room** with tiled flooring and fitted units with worksurfaces, plumbing for washing machine and a single drainer sink with mixer tap. Off this is a **Cloakroom** with WC. A door leads to the **Integral Garage**.

Completing the **Ground Floor** there are **Two Bedrooms** and a **Bathroom** with wash hand basin, WC, shower cubicle and bath.

To the **First Floor** a **Landing** with a **Storage Cupboard** gives access to **Bedroom Three** which has a good range of built-in storage, and **Bedroom Four/Study** with good storage and a walk-in wardrobe.

The **First Floor Bathroom** has a bath, wash hand basin and WC.



OUTSIDE, OUTBUILDINGS & LAND

The property is set back from the road down an approx. 100 yard private driveway which leads to a generous parking and turning area to the side of the residence. To the front of the property, pleasant gardens are mainly laid to lawn with flower and shrub borders, a **Greenhouse** and an **Ornamental Pond**.

The **South Facing Rear Garden** has a **Large Patio Area** with further lawns and raised beds. A pedestrian gate leads on to the **Equestrian Facilities** and **Outbuildings**.

The **Garage** can be accessed from inside the property and has space for a fridge freezer and tumble dryer and has an electric roller shutter door. An archway leads to a **Workshop** that has a window and a door to the **Tack Room**, which has an external door and shelving for storage, bridle hooks and saddle racks.

Stable One adjoins the **Tack Room** and has an automatic drinker and rubber matting.

Stable Block with power and light comprises:

Stable Two with rubber matting, and a cupboard with a **Hot Water Shower**.

Stable Three also has rubber matting

Potential Stable Four/Storage is ideal for cross-tying for blacksmith, clipping, tacking up etc

Adjoining Hay Barn with electric fencing connection point.

Further Outbuildings comprise of a **Nissen Hut** which is currently utilised for storage and as a wood store. There is a **Timber Garden Shed**.

The **Grazing Land** adjoins to the side and rear of the property and is mainly level well-drained, sandy soil. Within the **Rear Paddock** there are a range of **Raised Vegetable Beds**.

A set of double gates from the land to the side of the property, lead back to the front driveway, and there is ample space for lorry/trailer parking.

IN ALL APPROX. 3.5 ACRES
(About 1.4 Hectares)

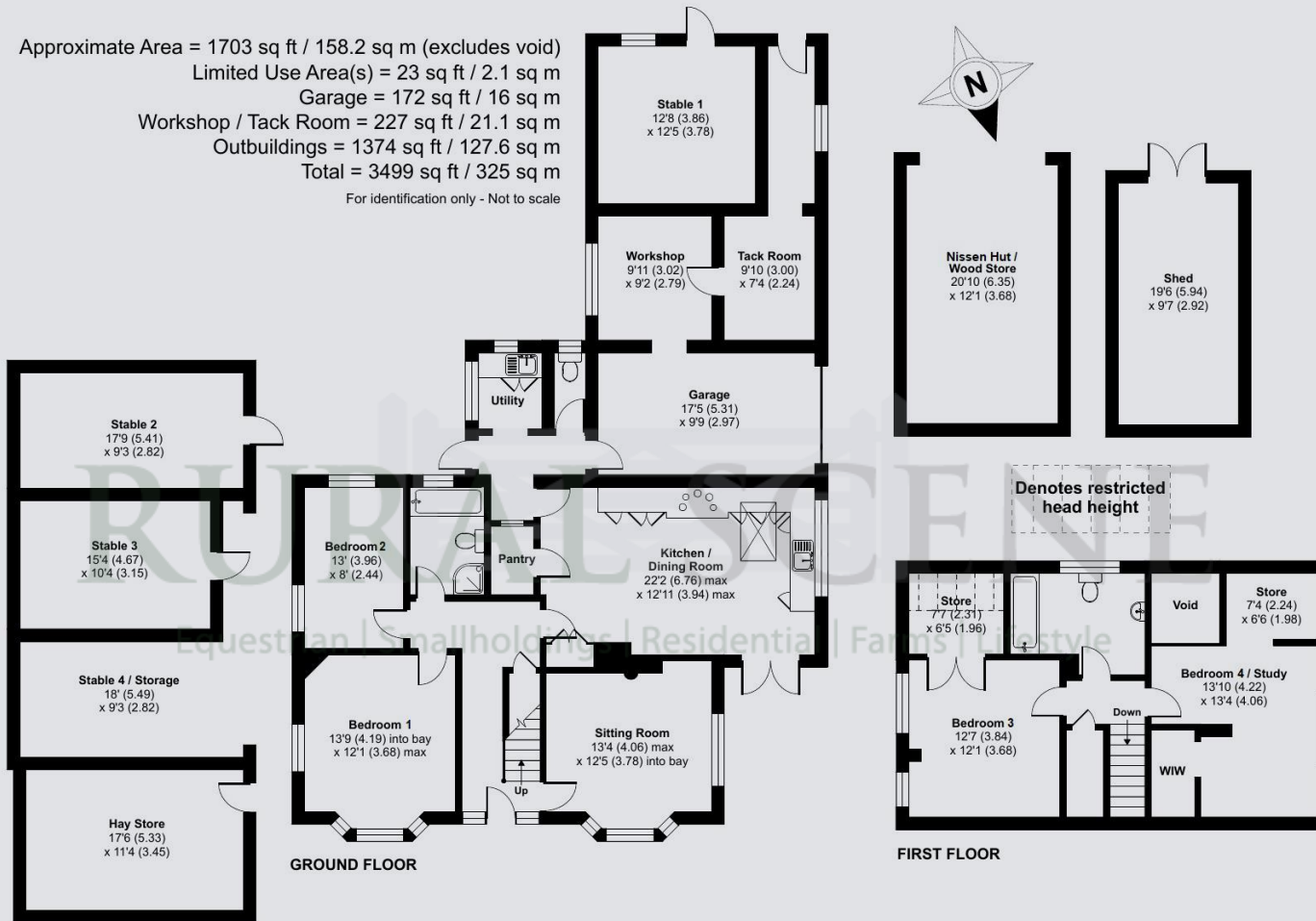
RURAL SCENE

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Approximate Area = 1703 sq ft / 158.2 sq m (excludes void)
 Limited Use Area(s) = 23 sq ft / 2.1 sq m
 Garage = 172 sq ft / 16 sq m
 Workshop / Tack Room = 227 sq ft / 21.1 sq m
 Outbuildings = 1374 sq ft / 127.6 sq m
 Total = 3499 sq ft / 325 sq m
 For identification only - Not to scale



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

SHROPSHIRE COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE,
 OIL-FIRED CENTRAL HEATING, SOLAR PANELS (owned)
 TELEPHONE and BROADBAND (connected and available
 subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX D

DIRECTIONS

From Market Drayton take the A53 westbound to Tern Hill and then turn southbound on the A41 sign-posted Wolverhampton. Continue for approx. 2 miles passing the airfield on the left and take the second right turn, sign-posted Rose Hill Industrial Estate. Follow this road for approx. 1 mile, passing Chapel Lane on the right, then take the next right onto Sandy Lane. Cherry Croft is then the first gateway on the left. There is no For Sale board, but it can be identified by its own signage.

what3words /// rant.suspect.bowhead

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rural Scene. REF: 984872

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Rural Scene have visited CHERRY CROFT but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.