



The Paddocks  
Oaklands Barns, Market Drayton

**barbers**RURAL  
rural surveyors & property agents



## The Paddocks

Oaklands Barns | Nr Market Drayton | TF9 2EQ

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Loggerheads 1 mile | Market Drayton 3 miles  
Newcastle-under-Lyme 11 miles | Shrewsbury 24 miles  
Stafford station 16 miles | M6 (J15) 10 miles

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AN ATTRACTIVE BARN CONVERSION LOCATED ON A  
SMALL DEVELOPMENT IN A SECLUDED RURAL LOCATION  
WITH EXCELLENT EQUESTRIAN FACILITIES

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Kitchen/diner, living room, utility room, spacious hall

Exposed beams and original features

Four bedrooms (two en-suite), family bathroom

Courtyard-style rear garden, parking

Four stables, hay store, impressive manège, mini x-country course

Idyllic location on no-through road

5.86 Acres (2.37 Ha) pasture land

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## The Property

Originally a cattle shed, this unique property was converted by the current sellers in 2010 to create a charming family home which cleverly combines period features with modern living facilities. The ground floor comprises a spacious sitting room with attractive and uniquely designed brick fireplace complete with log-burner and a further room currently utilised as ground floor bedroom which has the benefit of an adjacent shower room.

To the rear of the house, running the full width of the property, is a lovely kitchen/diner. The kitchen area is located to one end, complete with a comprehensive range of fitted units, and a seating area, with bespoke curved oak bench seating, is found to the other end. In addition, there is a large separate utility room which houses a further range of units and offers useful storage space.

To the first floor, which has original exposed beams, is a delightful principle bedroom which has the benefit of stunning views over farmland through its unusual port-hole shaped window, and has a full range of built-in wardrobes and en-suite shower room. In addition there are two further bedrooms and a family bathroom.

Located to the rear of the property is a small, walled garden. Entirely enclosed by a brick wall, this south-west facing area offers a private and well-protected area from which to sit and enjoy the stunning view over farmland to the rear.

## Equestrian Facilities

Just a short walk from the property are the excellent range of equestrian facilities. Four stables, arranged in a L-shape, are of timber construction on a hardcore pad with electric connected and each measures 12' x 12'. Created as a lean-to within the L-shape is a useful storage and hay barn. To the rear of the stables is a hardcore parking area ideal for a lorry or farm machinery. The manège, which measures 60m x 20m, has a carpet and sand surface perfect for all weather conditions.

The land is formed in one block and is sub-divided into five paddocks of various sizes, all with post and rail fencing and water troughs. The bottom meadow has been used for hay making in the last few years and has consistently produced sufficient hay to feed the resident horses.

There are many quiet lanes in the area for riding out and endless off-road riding opportunities in the nearby Burntwood.





#### Location

The Paddocks is located within a small, but exclusive, development which comprises three barn conversions along side the original farmhouse down a long, privately shared driveway.

The popular village of Loggerheads is only one mile away and offers a comprehensive selection of facilities including a small, well-stocked supermarket, a butcher's shop, a hairdressers and a post office as well as several takeaway restaurants and a popular pub.

Nearby Market Drayton has a wide range of amenities including schools, specialist farm shops, supermarkets, leisure facilities and doctors' surgery.



All photographs taken in May 2021

#### Dispute

Please be aware that there has been a historic dispute with a neighbour over registry, planning and rights of way. This has been resolved within the last six months and we are advised that the matter is no longer ongoing.

#### Services

Mains water and electric are connected. Drainage is to a shared private septic tank the cost of which is split between the two users. There is an air source heating system and a bank of solar panels to the roof.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

#### Tenure

We are advised that the property is freehold with vacant possession on completion.

#### Local Authority

Newcastle-under-Lyme, Castle House, Barracks Road, Staffordshire, ST5 1BL

#### Council Tax Band

Band D

#### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

#### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, on 01630 692500 or [sales@barbers-rural.co.uk](mailto:sales@barbers-rural.co.uk).

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Postcode TF9 2EQ

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