



Little Briar
Marchamley, Shrewsbury

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Little Briar, 12 School Lane Marchamley | Shrewsbury | SY4 5LD

Market Drayton 7 miles | Whitchurch 8 miles
Shrewsbury 15 miles | Telford 16 miles
Stafford station 27 miles | M54 (J6) 15 miles

A CHARMING FAMILY HOME WITH ATTRACTIVE GARDENS
SITUATED IN A POPULAR VILLAGE LOCATION IN THE HEART OF
THE NORTH SHROPSHIRE COUNTRYSIDE

Kitchen with Rayburn, sitting room, family room, dining room

Four bedrooms (one ground floor), family bathroom

Potential to create a self-contained annexe

Attached brick outbuilding offering opportunity to extend

Stunning gardens, off-road parking

Charming village location

Close proximity to commuter routes



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The charming village of Marchamley sits on the periphery of Hawkstone Hall Estate which encompasses an impressive 18th Century mansion, now a popular hotel, and Grade I listed park. The popular village has a thriving community with a widely used club and social centre.

Half a mile to the east is Hodnet which offers a number of bespoke shops including traditional village shop and post office, florist and gastro pub as well as a primary school, doctors' surgery and church. A greater variety of amenities can be found in local market towns including Market Drayton and Whitchurch and larger conurbations within a 30 minute drive. The area is extremely well-served with both private and state primary and secondary schools and Harper Adams University is a short distance away.

The Property

This fabulous property dates back to the 1820's and was originally two farm workers' cottages providing accommodation for the adjacent farm. Subsequently these have been merged to form one well-equipped home. The house has been lovingly renovated over the years to create a comfortable, homely residence.

The L-shaped kitchen diner, which was fully refitted in 2019, offers plentiful space for family living with the island unit providing a central gathering area. The heart of this welcoming room is the Rayburn which is not only used for cooking but also provides hot water. The separate dining room, with log burner, offers the perfect space for entertaining. Under the stairs is a study area with built in desk and storage area ideal for those needing to work from home. The sitting room has dual aspect windows and is flooded with light by double doors, with a sky light over, which lead to the garden.

The house was extended to the rear in 2004 and this has provided a large family room with double doors which allow the garden and room to be used as one. Adjacent to this is a further room currently used as a study along with a wet room. These rooms could be reconfigured with the dining area of the kitchen to provide a self-contained ground floor annexe.

On the first floor there are three good-sized bedrooms and a substantial bathroom. The master bedroom occupies the rear wing and is exceptionally private. It has a balcony which, from its elevated position, allows far-reaching views over the Shropshire countryside towards the Cheshire plains.





Gardens

The stunning house enjoys a prominent position in the centre of the village and is a focal point of the popular area. The walled front garden is largely laid to lawn and the borders have been carefully planted to give all year round colour, cover and pleasure with selected plants and shrubs including magnolia, whitebeam and willow.

The rear garden is particularly private with walls to one side and mature hedgerows to the other. This is also cleverly designed with an interesting selection of varied plants, shrubs and trees. The sheltered patio area offers a lovely position from which to sit and enjoy the garden and the peace of this idyllic village.



Services

Mains water and electric are connected. Drainage is to a private septic tank. Oil-fired central heating system. 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.

General

Please note that the village of Marchamley is within a conservation area.

Tenure

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

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, SY2 6ND.

Council Tax Band

Band E.

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.

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13747 15.3.24

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