



Spicemill Cottage  
Crickmerry, Market Drayton

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rural surveyors & property agents



## Spicemill Cottage

Market Drayton | Shropshire | TF9 2BH

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A41 1 mile | Market Drayton 4 miles | Newport 10 miles  
Shrewsbury 19 miles | Telford 19 miles  
Stafford station 21 miles | M54 (J6) 16 miles | Chester 33 miles

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A CHARMING PERIOD COTTAGE WITH STUNNING  
GARDENS IN AN IDYLIC LOCATION SITUATED  
IN THE HEART OF THE NORTH SHROPSHIRE COUNTRYSIDE

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Period cottage with an abundance of original features

Four bedrooms (two double, two single), family bathroom

Kitchen with separate utility, study with original range

Sitting room with full height picture window overlooking stunning gardens

Sandstone former mill house perfect for office or hobby area

Exceptionally private and tranquil location

Gardens and woodland totalling 1 Acre (0.40 Ha)

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Crickmerry is a delightful hamlet four miles south of Market Drayton which was granted a Royal Charter to hold markets in 1247. There is still a bustling street market in Market Drayton and it boasts one of the largest livestock markets in the country. The town has a number of primary schools, a secondary school, doctors' surgery, a variety of supermarkets and a leisure centre with swimming pool.

The larger conurbations of Shrewsbury, Telford and The Potteries are all within a 30 minute drive and provide a greater range of amenities. The area is extremely well-served with both private and state primary and secondary schools and Harper Adams University is a short distance away. International airports are to be found within 1.5 hour's drive and there are mainline train stations at Stafford and Crewe.

### The Property

This genuinely enchanting property is found a quarter of a mile from the nearest road down a private track in a secluded and peaceful location. The original period cottage was extended and modernised in 1974 by the current owners and many of the unique features remain including exposed sandstone walls and beams.

The jewel in the crown on the ground floor of Spicemill Cottage is the charming sitting room complete with sandstone wall, decorative log-burning stove and full-height picture window which overlooks the amazing gardens and orchard. The kitchen has integrated island seating and separate utility room whilst the study boasts an original range. There is a dining room to the rear of the ground floor, a parlour with traditional wrought iron fire surround and a downstairs shower. To the first floor are four bedrooms, two of which are singles, all with plenty of storage and a family bathroom.

There is no doubt that Spicemill Cottage would benefit from further modernisation and updating but the old adage of 'location, location, location' rings true with this property.

### Mill House

A sandstone former mill house nestles in the gardens. Whilst it is currently used for storage it would make a wonderful home office, hobby room or 'granny' annexe, subject to any necessary planning consent. Below the former mill house is a large pool which has a watercress bed and flowering aquatic plants and is surrounded by trees. A babbling brook, with waterfall, runs past the pool.





The Mill House

### Gardens

The gently rolling gardens to Spicemill Cottage are truly stunning with a wide abundance of native plants. The beautiful woodland area delights the eyes with carpets of snowdrops, daffodils and then bluebells as the seasons progress. Over the last 50 years the current owners have lovingly developed the gardens with a wide variety of indigenous plants and shrubs to create a haven for wildlife and a wonderfully serene atmosphere.

To the left of the cottage is a prolific orchard with a range of fruit trees including damson and apple, both Bramley and Golden Delicious. For those looking to reduce their carbon footprint and live more sustainably off the land, Spicemill Cottage could be a complete sanctuary for the soul.



### Services

Mains water and electric are connected. The water is provided via the adjacent farm. Drainage is to a private septic tank. Oil-fired central heating system. Ultra-fast broadband.

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.

### Rights of Way

The neighbouring farm has a right of way to cross the drive to Spicemill Cottage. There is a public footpath along the side of the garden and part of the drive.

### 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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