

# The Royals

Burleydam | Whitchurch | Shropshire

**barbers**RURAL





# The Royals

Nr Whitchurch | Shropshire | SY13 4AZ

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Audlem 3.5 miles | Whitchurch 4.5 miles  
Nantwich 7 miles | Market Drayton 8.5 miles  
Crewe Station 12.5 miles | M6 (Junc 15) 18 miles

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A STUNNING, EXCEPTIONALLY WELL-PRESENTED  
GRADE II LISTED FARMHOUSE WITH OUTBUILDINGS  
IN AN IDYLIC RURAL SETTING ALL IN 2.82 Acres (1.14 Ha)

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Fabulous, rural location on the border of Shropshire and Cheshire

Kitchen, utility room, sitting room, dining room, snug

Four bedrooms, en-suite shower room, bathroom

Delightful lawned gardens, summer house and pool

Grade II Listed outbuilding with potential for conversion

Former agricultural building with further potential

2.82 Acres (1.14 Ha) in all

No onward chain

### Location

The Royals, in the quaint hamlet of Burleydam, is situated in a popular area on the border of North Shropshire and Cheshire. Just 3.5 miles east is the award-winning village of Audlem which boasts a range of facilities including primary school, doctors' surgery, chemist, public houses, small supermarket and a number of artisan shops. The market towns of Market Drayton, Nantwich and Whitchurch are all close by and provide a wide range of facilities and amenities.

### The House

Originally part of the Combermere Estate, it is believed that The Royals was once the local public house or inn. The impressive property dates back to the 17th Century and is Grade II Listed with the timber framing of both the farmhouse and adjacent building being referenced as characteristics of note. Stunning original features, including exposed timber beams and open fireplaces, are found throughout the property.

The sitting room, which is both spacious and airy, has triple aspect windows allowing light to flood the house in the summer and an impressive Inglenook fireplace which ensures the room remains warm in winter. The dining room also has a substantial Inglenook fireplace with original bread oven and beyond this is a cosy snug.

The well-appointed kitchen, complete with Stanley range cooker which also fires a number of radiators and provides hot water, is complemented by a good-sized utility room. To the first floor are four spacious bedrooms, the principal of which has an en-suite shower room.

### The Outbuildings

A versatile Grade II Listed brick and timber building (approx 35' x 18'6 plus 27'8 x 12'6), which is part two storey with a single storey extension, sits within the hereditament of the property. This would be ideal as a self-contained annexe (subject to any necessary planning consent) for either dependent family, Airbnb or home office. The former agricultural building (approx. 1,000 sq ft) has potential for conversion to stabling, again subject to any planning consent.

### The Gardens

The gardens have clearly been a labour of love with carefully planted borders containing a wide selection of specimen trees and shrubs, ornamental features and lawned areas. A charming summer house, with useful paved seating area, overlooks a large pond and provides gentle views across open farmland. The sweeping gravelled drive leads past the house to a parking area, turning circle and timber-framed double carport.







### The Land

The property sits within grounds of 2.82 Acres (1.14 Ha) of which approximately two acres is paddock and therefore, is ideal for grazing of horses or stock. The network of quiet country lanes and bridlepaths around the property provide the ideal surroundings for exercising horses.

### Services

There is oil-fired central heating to the ground floor and bathroom, electric storage heaters in the bedrooms. Drainage is to a private septic tank. Mains water and electricity are connected.

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.

### Council Tax Band

Band G

### 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.

### Outbuildings

The seller is retaining some of the outlying buildings and has obtained planning consent to create one residential property (shown shaded on the plan) with the intention of living there once converted. As part of this permission one building will be demolished. All shared services will be separated and a boundary fence erected at the seller's cost.

### Viewing

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

### Location

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find your happy





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