



Small Bowling Green Farm, Peplow

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Small Bowling Green Farm

The Avenue, Peplow
Market Drayton
TF9 3JL

Hodnet 2.5 miles | Market Drayton 8 miles
Telford 13 miles | M54 (J6) 12 miles
Shrewsbury 15 miles | Stafford station 25 miles

A charming country cottage, with huge potential for extension, with attractive gardens situated in an idyllic rural location

- Kitchen, dining room, sitting room
- Three bedrooms, one en-suite, family bathroom
- Attached double garage - currently utilised as storage space
- Substantial workshop (18' x 20')
- Attractive gardens, large gravel parking area
- Viewing is recommended to fully appreciate this charming property



Small Bowling Green Farm is found in the heart of the North Shropshire countryside in a charming peaceful location. The hamlet of Peplow is based around the Grade 11* listed Peplow Hall and Estate and indeed this property was originally part of the Estate, acting as the Estate hostelry during harvest periods, until it was privately purchased in 1923.

In spite of its rural location the property enjoys easy access to local amenities. The thriving village of Hodnet has a number of bespoke shops including village shop, post office, florist, garage and pub as well as a primary school with a nursery for the under fives, **attached doctors' surgery and Church. A greater**

variety of services can be found in the local market town of Market Drayton as well as further afield in the larger conurbations of Telford and Shrewsbury. The area is extremely well served educationally with both private and state primary and secondary schools. The peaceful rural location belies the fact that it is situated only three miles from the A41 and consequently is well placed for access to the A5 and M54 motorway.

This stunning area of North Shropshire is particularly popular with walkers and cyclists who all enjoy combining the benefits of rural living with the convenience of nearby facilities.



The house is accessed from the side via a tiled entrance hall which leads past the downstairs WC to the kitchen. The farmhouse-style kitchen is well fitted with a full range of units with space for appliances. Adjacent is the dining room which has a log burning stove and beyond this, formed in the original part of the house, is the sitting room which runs the full width of the property.

Stairs rise from the sitting room to the first floor and to three substantial bedrooms. The master, which has a fabulous large picture window with views towards Peplow Church, has an en-suite shower room whilst the two further bedrooms utilise a family bathroom.

Attached to the house is a double garage which is currently fully boarded and divided into two parts, one forming storage and the other a model railway room which could equally be altered to provide home office

or workspace. This area would provide the perfect footprint for extension of the current house, subject to the necessary planning consents.

The gardens are particularly attractive; a lawned garden is flanked by well-stocked borders packed with a multitude of interesting shrubs, trees and flowers and the front garden is host to a selection of attractive roses and climbing plants. A timber framed gazebo is well situated to take full advantage of the views over the garden to the water feature at the end, and currently houses a hot tub which could be available by separate negotiation if required. At the rear of the garden is a substantial workshop which has power and light connected. There is extensive gravelled parking space.



Services

Mains electric and is connected. Water is from a private shared borehole. Oil fired central heating system. Drainage is to a private shared septic tank which is located on the adjacent property.

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

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

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.

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"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330



Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk. Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines. A virtual viewing is available for this property.

Directions

From Market Drayton follow the A53 south through Tern Hill and to Hodnet. At the Hodnet roundabout turn left for Telford on the A442. After one mile turn left and follow this lane for one mile. Small Bowling Green Farm will be found on the left indicated by Barbers Rural For Sale board.

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