



New House Farm, Cheswardine



barbersRURAL
ESTATE AGENTS

New House Farm

Cheswardine
Market Drayton
TF9 2RZ

Market Drayton 5 miles | Newport 8 miles

M54 (J4) 15 miles | Stafford 14 miles

A delightful period farmhouse with the benefit of additional accommodation in the form of an attached self-contained bungalow, extensive farm buildings and 2.5 Acres

- Characterful farmhouse requiring modernisation
- Three reception rooms, kitchen, utility room, three bedrooms, family bathroom
- Attached bungalow with sitting room, substantial kitchen, two bedrooms, bathroom
- Extensive farm buildings including stabling
- 2.5 acres in total



New House Farm is found to the outskirts of the charming village of Cheswardine which offers a range of facilities including pubs, post office and community shop, and thriving primary school.

A greater variety of amenities can be found in the local market towns of Market Drayton and Newport as well as the larger conurbations of Stafford, Shrewsbury and Telford. The area is extremely well served educationally with both private and state primary and secondary schools with **renowned boys' and girls' state**-managed, selective schools at Newport. The area has excellent road links via the A53 and A41 to the M54 and M6 motorways

The farm sits in an elevated position and enjoys superb views across the North Shropshire countryside to Wales.

The main farmhouse is a lovely period property with a wealth of traditional features including bay windows, coving and cornicing. Whilst both the farmhouse and bungalow are dated in terms of décor, the bungalow having been largely unaltered since it was built in 1978, they offer a buyer the opportunity to update and enhance the properties to suit their personal tastes and alter the current accommodation to meet their own specific requirements.

Although attached to the main farmhouse, the bungalow was designed to provide entirely self-contained living space and as such would be ideal for those looking for property to accommodate elderly relatives and family members. Equally, the bungalow could be further incorporated into the main house to offer additional complementary living space.



Bungalow

Beyond the house are a selection of domestic brick outbuildings including dog kennels, storage and a WC. Within the main farmyard are an extensive range of farm buildings including an L-shaped range of five stables with stores to the rear and a workshop. In addition there is a more modern purpose built block of three stables and adjacent is a grain and general purpose store along with an open-fronted five-bay barn.

Extensive off road riding routes and quiet country lanes mean that the area is a haven for equestrian enthusiasts.

The nearby Burnt Wood and Bishop's Wood, an original hunting ground for the Bishop of Lichfield and now in the management of the Forestry Commission, are criss-crossed by bridlepaths and footpaths and offers access to acres of stunning mature woodland and farmland ideal for riding and walking. The nearby Shropshire Union Canal offers further opportunities for walking and enjoying this beautiful area of North Shropshire.



House

At present the properties offer two separate, yet adjoining living spaces. The farmhouse comprises a kitchen with Rayburn, utility room and three reception rooms, two of which have open fires, to the ground floor and three bedrooms and a bathroom to the first floor.

The bungalow has a spacious kitchen with sufficient space for a dining table, generous sitting room with open fire running the full width of the property, two bedrooms and a bathroom as well as an integral garage.

To the rear of the house, and facing in a southerly direction, is a lawned area with several well planted borders which enjoys a stunning outlook over its own land and then farmland beyond. The front of the property enjoys a charming view over the village playing fields towards the village and church beyond.



Bungalow



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.

Services

Mains electric, water and drainage are connected to both properties. Mains gas is connected to New House Farmhouse. The bungalow has oil fired central heating. 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 or fit for purpose. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Residential Development

Please note that the property as a whole is sold subject to a residential development clawback. Further information regarding the clawback can be ascertained from the selling Agents.

Tenure

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

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND 0345 678 9000

Directions

From Market Drayton follow the A529 south towards Hinstock. At Woodseaves bear left for Cheswardine. Follow the lane through the village of Cheswardine and as you leave the village turn right on to Westcott Lane. The property is found a short distance later on the left hand side indicated by Barbers Rural For Sale board.

8382 16.4.19

rightmove 



Barbers Rural Consultancy LLP
The Agricultural Centre, Adderley Road,
Market Drayton, Shropshire. TF9 3SW

01630 692500



"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

land & property specialists



barbersRURAL
ESTATE AGENTS