



Chestnut House, Woodseaves



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ESTATE AGENTS

Chestnut House

Woodseaves
Market Drayton, Shropshire
TF9 2AW

Market Drayton 1.5 miles | Newport 10 miles

Shrewsbury 20 miles | Telford 19 miles

M54(J3) 18 motorway miles | Stafford 21 miles

An impressive five-bedroom detached property with a wealth of period features and outstanding views over the North Shropshire countryside

- Two well-proportioned reception rooms
- Substantial kitchen/diner full-width of house
- Study, utility room, shower room
- Five bedrooms, one en-suite, family bathroom
- Scope for modernisation
- Double integral garage
- Attractive mature gardens
- Far-reaching views over open countryside



Chestnut House is found in the idyllic hamlet of Woodseaves just 2 miles from the historic town of Market Drayton which was granted a market charter in 1245 and still hosts weekly street and livestock markets. In addition there is a wide range of amenities including schools, shops, leisure facilities and doctors' surgery and found in a 20-mile radius are Telford, Shrewsbury and Newcastle-under-Lyme, all of which offer a wider range of services. The Four Alls Pub is within walking distance of the property.

The area is well served by private and state primary and secondary schools and the award-winning Harper Adams University is situated in nearby Newport with Keele University located in The Potteries just 15 miles north east.

Whilst nestling in an undeniably quiet and peaceful area Chestnut House is well placed for commuters with excellent road links and nearby rail links along and a number of international airports within 1.5 hours' drive.

The property has an unusual crest above the front door identifying it as a 'Haberdashers farm'. William Adams (of Adams' Grammar School in Newport) conveyed certain lands and tenements in the area to the Haberdashers' Company in 1656 with Chestnut House being included.

Chestnut House is now superfluous to the current owner's requirements and the adjacent farm buildings have been converted for residential use.



Chestnut House is an impressive and imposing period farmhouse which is approached along a lime-tree lined driveway affording a truly striking first impression of the property. With a wealth of period features including attractive front door with fanlight over, coving and cornicing, oak split level staircase and oak internal doors, Chestnut House is a stunning property.

Whilst the house is well presented there are some rooms which would benefit from a scheme of modernisation and this will allow a buyer the opportunity to create a unique family home.

The two main reception rooms, which are found to either side of the spacious entrance hall, are both well

proportioned square rooms typical of the period with feature fireplaces, one housing a log burner and the other an open fire. To the rear of the house is a substantial kitchen/diner with AGA which runs the full width of the house and allows sufficient space for a large dining space and a separate kitchen area. In addition there is a separate larder cupboard, WC and cellar.

To the rear of the house, formed in a single-storey extension which was created approximately twenty years ago, are a range of useful rooms including study, shower room and utility room and an expansive hallway which gives access to the rear garden and patio area. Beyond this, but only with external access, is the double garage.

A striking staircase, which divides at half height, gives access to the split first floor. To the front of the house are three bedrooms, the master having an en-suite shower room and walk in wardrobe. To the rear of the house are two further bedrooms and a large family bathroom. This slightly unique layout offers slightly separate living space for a family allowing parents and children their own individual areas.

The gardens are found predominantly to the rear of the house and are mainly laid to lawn with a range of mature trees and shrubs, including fruit trees with rhododendrons interspersed. At the foot of the garden is an area of rough ground which would be ideal for use as a vegetable patch and or for housing of chickens The gardens and seating area to the rear of the house are well placed to fully enjoy the far-reaching views over the surrounding countryside to Hawkstone Hills in the distance.





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 and water are connected. LPG gas fired central heating system. Drainage is to a private septic tank. 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.

Rights of Way

The property has the benefit of an unrestricted right of access over the driveway belonging to Avenue Farm subject to a 25% contribution towards maintenance.

Tenure

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

Local Authority

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

Directions

From Market Drayton follow the A529 south towards Hinstock. After passing the Four Alls Pub take the second right signposted to Sutton and Market Drayton Golf Course. The property is found a short distance later on the left hand side and is accessed via the driveway to Avenue Farm. 9994 22.5.19



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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

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