

Oaklands Farm

Loggerheads | Nr Market Drayton | Shropshire

barbers**RURAL**
rural surveyors & property agents



Oaklands Farm

Loggerheads | Nr Market Drayton | TF9 2EQ

Loggerheads 1 mile | Market Drayton 3 miles
Newcastle-under-Lyme 11 miles | Shrewsbury 24 miles
Stafford station 16 miles | M6 (J15) 10 miles

SUBSTANTIAL FARMHOUSE WITH STUNNING COUNTRYSIDE
VIEWS , WRAPAROUND GARDENS AND PADDOCKS
OFFERING GREAT POTENTIAL TO MODERNISE

Farmhouse-style kitchen, pantry, three reception rooms

Four generous bedrooms

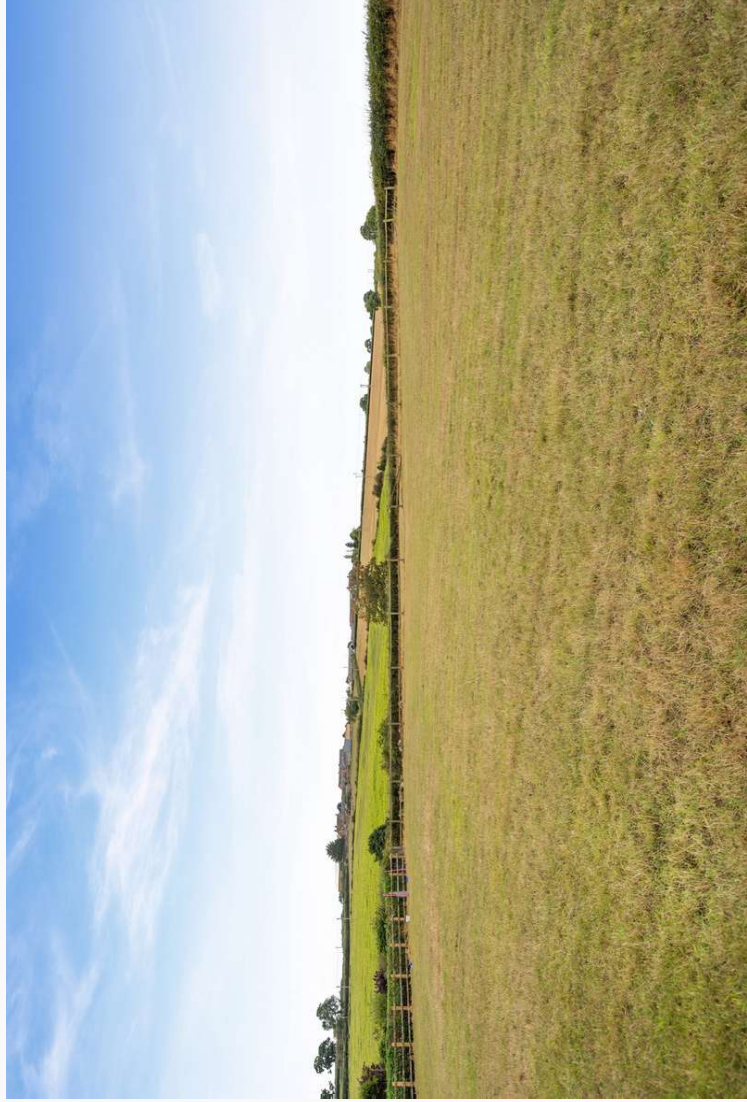
Large parking area and multiple garages

Two paddocks totalling 1.49 Acres (0.60 Ha)

2.01 Acres in all (0.81 Ha)

Peaceful rural location within close proximity of market town

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Location

Oaklands Farm enjoys a peaceful setting within a small and exclusive development, comprising just three thoughtfully converted barns alongside the original farmhouse. Tucked away down a long, private shared driveway which is under the ownership of the farmhouse, the property offers both privacy and a sense of community, surrounded by attractive open countryside. Just one mile away lies the popular village of Loggerheads which offers a good selection of day-to-day amenities including a small, but well-stocked supermarket, post office and a local pub. A short drive brings you to the market town of Market Drayton which provides a wider range of amenities including schools, supermarkets, farm shops, leisure facilities and a doctors' surgery.

The area is well served by both state and independent schools and excellent road links connect the property to larger centres such as Newcastle-under-Lyme, Stafford, and Shrewsbury. Mainline train services can be accessed from Stafford or Crewe, offering fast connections to Birmingham, Manchester and London.

Oaklands Farm offers a peaceful, rural lifestyle in the heart of the Shropshire countryside, making it ideal for those seeking tranquility without compromising on convenience.

The House

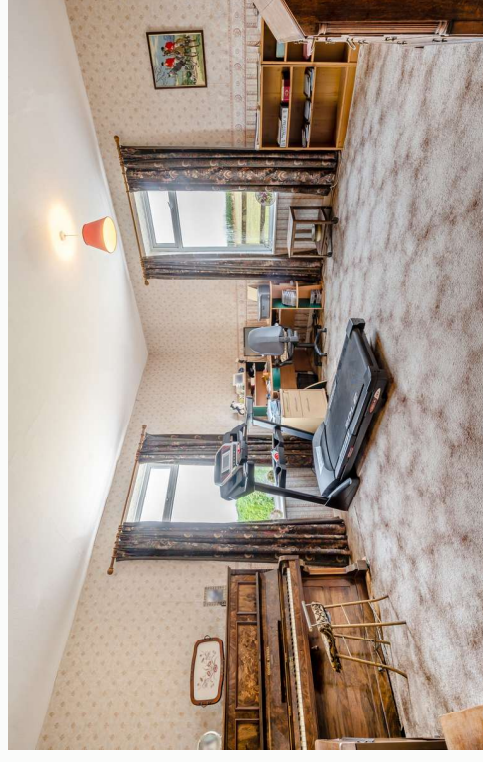
This charming and spacious farmhouse has been a much-loved family home for many years and now offers an exciting opportunity for a new owner to update and modernise to their own tastes. Set in an idyllic rural location, the property enjoys spectacular views over open farmland, with most rooms benefiting from a dual-aspect design that floods the home with natural light.

The accommodation is generous throughout with large rooms and high ceilings creating a wonderful sense of space and airiness.

On the ground floor the entrance hall leads to three reception rooms each making the most of the beautiful countryside views. The large kitchen provides ample space for family living and entertaining and there is also a useful pantry, cloakroom and a cellar.

Upstairs, there are four well-proportioned bedrooms along with a family bathroom and separate WC. Two additional rooms on this floor offer excellent potential to be converted into further large bedrooms or flexible living spaces, subject to the buyer's needs.

This is a rare opportunity to acquire a substantial rural home in a truly beautiful setting, offering space for a family to create their dream countryside retreat.







Gardens

The farmhouse is surrounded by beautiful wraparound gardens which have been carefully and meticulously maintained over the years, creating a peaceful and well cared-for space. The gardens feature neatly kept borders which are thoughtfully planted with a variety of shrubs and perennials, providing year-round structure and interest. Mature hedgerows frame the gardens offering privacy while the surrounding lawns are immaculately kept. A small pond adds a natural focal point and a greenhouse provides useful space for growing plants and vegetables.

Beyond the gardens a substantial garage block offers four garages, complemented by two versatile outbuildings that are ideal for storage or could be adapted for a range of practical uses subject to any necessary planning consent. To the front of the garages lies a generous parking area, providing ample space for multiple vehicles.

Land

Beyond the gardens, the land extends to approximately 1.49 Acres (0.60 Ha) and is divided into two paddocks, making it ideal for equestrian use, a smallholding or simply for those seeking additional outdoor space.

In total the property sits within approximately 2.01 Acres (0.81 Ha), including the gardens and paddocks.

Services

Mains water, oil-fired central heating, private drainage. We are advised that the above services are available. The Agents 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

Newcastle-under-Lyme, Castle House, Barracks Road, Staffordshire, ST5 1BL

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, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

Location

What3words ///stunt.slugs.binds

Postcode TF9 2EQ

Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

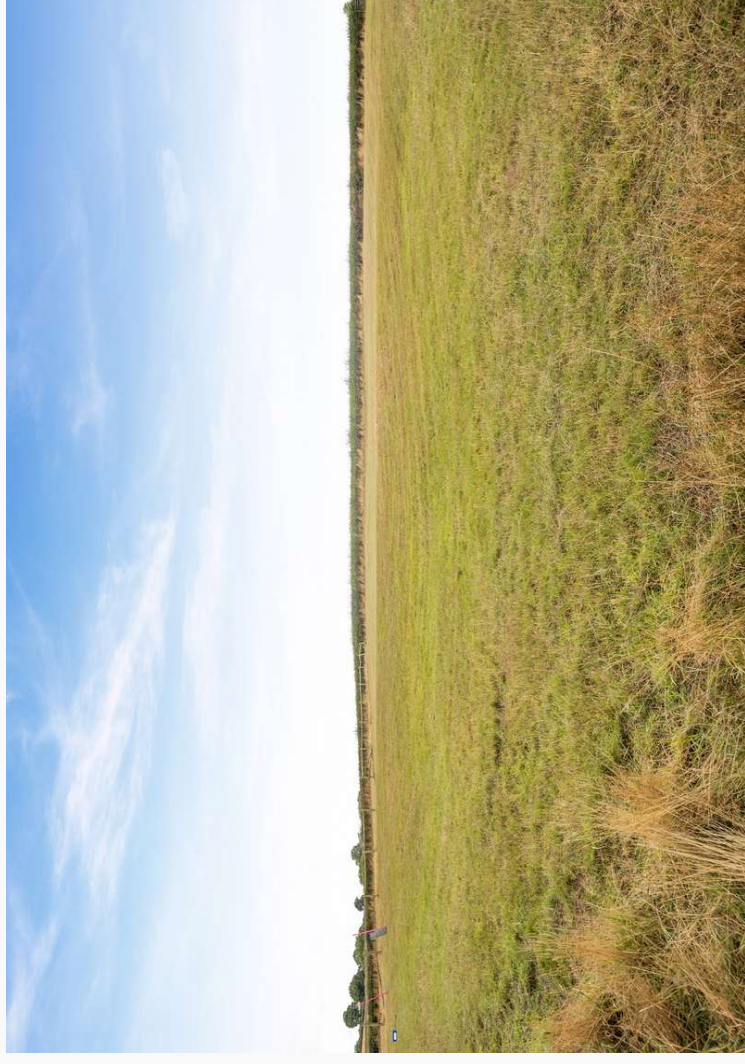
All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.

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