



The Haberdashers, Woodseaves



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ESTATE AGENTS



The Haberdashers,  
Avenue Farm, Woodseaves  
Market Drayton  
TF9 2AW

Market Drayton 1.5 miles | Newport 9 miles  
Shrewsbury 19 miles | Telford 19 miles  
M54 (J3) 17 miles | Stafford station 20 miles

**A most attractive barn conversion converted to the highest of specifications offering spacious accommodation**

- Open plan kitchen living area with stunning kitchen area
- Utility, office, sitting room with vaulted ceiling
- Master bedroom suite with bathroom
- Separate bedroom suite:  
ground floor bedroom with en-suite, first floor bedroom with e-suite
- Courtyard space and private rear garden
- Secluded development of only two barns



The Haberdashers is found in the small hamlet of Woodseaves just three miles from the historic town of Market Drayton and nine miles from the thriving and popular town of Newport. Both towns have a wide range of amenities including schools, shops, supermarkets, leisure facilities and doctors' surgeries.

Within a 20-mile radius are Telford, Shrewsbury and Newcastle-under-Lyme, all of which offer a wider range of services.

The nearby popular village of Hinstock offers a range of local amenities including post office and shop, church, village hall, nursery and primary school and a pub. In addition the Four Alls Pub is only a short distance from 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. Furthermore the property is well placed for commuters with excellent road links and nearby rail links as well as a number of international airports.

Originally forming part of Avenue Farm the property is so named as the farm was originally one of four model farms in the area owned by The Haberdashers, a philanthropic group who utilised the return from their farming enterprises to support education in the area. Indeed Adams Grammar School in Newport is still in the same ownership.





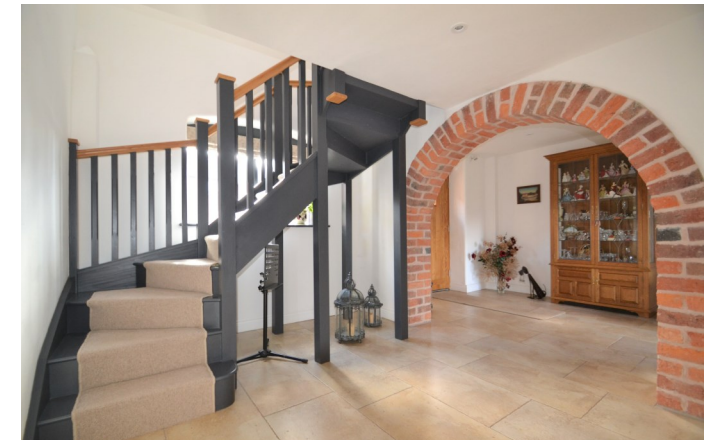
Converted in 2016 this stunning barn conversion offers fabulous accommodation over two floors and skilfully combines the advantages of modern living with the attractive features of a building of this age. The majority of the rooms have vaulted ceilings allowing appreciation of the impressive timbers and there are a number of exposed brick walls and arches. These period features are complemented by modern touches such as underfloor heating, as well as cost saving measures including solar panels and a back boiler on the log burner.

The house is accessed through a substantial hallway. A study and spacious living room are found to one end of the property whilst the impressive kitchen/dining/living area is found to the other end. The well-equipped kitchen is fitted with a handmade bespoke Anthony Lewis kitchen featuring a range of light oak and painted units with granite over and integrated appliances. This then opens in to a living and dining area which centres

around a log burner and is undoubtedly the hub of the home offering the perfect place for socialising and enjoying family life.

The master bedroom suite has a private staircase, which affords access to this area only, ensuring a feeling of total seclusion and privacy. The two further bedrooms are found beyond the living space and comprise a bedroom with en-suite on the ground floor and an further bedroom with en-suite on the first floor. This space would be ideal for older children or alternatively could be altered to provide a separate living space for a dependent relative or family member.

The property is approached via a private, shared tree lined drive which leads to the private courtyard. This creates a feeling of peace and tranquillity immediately upon arrival. A small courtyard area and grassed area is found to the rear of the house with well stocked borders and views over adjoining farmland.





### 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. Oil fired central heating system complemented by a back boiler on the log burner and solar panels. Drainage is to a shared private septic tank, the costs of which will be shared with the adjoining barn. 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.

### 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.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural who can be contacted on 01630 692500.

### Tenure

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

### Local Authority

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

### Directions

From Market Drayton follow the A529 out of the town towards Hinstock. After passing the Four Alls Pub take the second right sign-posted 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.

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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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