



Bearstone Farm
Market Drayton

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Bearstone Farm

Bearstone, Market Drayton
Shropshire, TF9 4HG

Market Drayton 5.5 miles, Newcastle under Lyme 11 miles,
Nantwich 11 miles, Shrewsbury 26 miles
M6 (J15) 10 miles, Stafford station 18 miles

A substantial period farmhouse complete with extensive traditional sandstone and brick buildings, with huge potential for a variety of uses, and impressive equestrian facilities all set in 10.74 acres (4.35 Ha)

Three generous reception rooms, sun room

Stunning recently refitted kitchen, utility room

First floor – four bedrooms, two en-suite,
family bathroom

Second floor – potential for three bedrooms and
bathroom (currently office and playroom)

Traditional sandstone buildings incorporating
stabling and wash box, ancillary farm buildings

Manège and paddocks with field shelters

Extending to 10.74 Acres (4.35 Ha) in all



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Bearstone Farm sits in a wonderful, elevated position with far-reaching views over Staffordshire. The situation on the border of Shropshire and Staffordshire makes it ideal for commuters working further afield as the M6 is a mere ten miles away, the county town of Stafford has a main train link to London and there are a number of international airports within a 90 minute drive. However, the tranquil and rural location make it perfect for those wishing to enjoy a peaceful life in beautiful countryside.

Just three miles south, the village of Loggerheads benefits from a range of facilities including small supermarket, post office, butcher, takeaway and restaurant, pub and primary school. The charming village of Woore, just two miles away, boasts pubs, a village shop and a primary school. Within only a few hundred metres of the property there is a popular gastro-pub. More extensive amenities, including **secondary schools, doctors' surgery and leisure facilities are to be found in Market Drayton** and the larger towns of Shrewsbury, Telford and The Potteries. The busy town of Nantwich, only 11 miles away, has a generous selection of interesting, independent shops and boutiques along with coffee shops and brasseries. There is also a wealth of educational facilities in the area, including the highly-respected Universities of Keele in the Potteries and Harper Adams at Newport.



The property is accessed via a gravelled courtyard which is enclosed by a sandstone wall and the sandstone farm buildings create a feeling of absolute privacy within the gates. Entered through an impressive sandstone arched doorway, the house provides generous and versatile living space. Beyond the entrance hall are the dining room, sitting room and family room with small sun room off.

Adjacent to the dining room is the fabulous and recently refitted kitchen. This light and airy room has a stunning range of hand-made bespoke units from Brownlows of Chester with slate and granite worksurfaces over. There are a number of integrated Bosch and Neff appliances including a combi-oven with microwave, induction hob and a five-door electric AGA. In addition, this well-equipped kitchen has a Quooker boiling water tap. The kitchen is located to the rear of the house and the dual aspect windows provide a wonderful view over the garden to the land beyond and onwards towards Willoughbridge and the Maer Hills in the distance.

On the first floor are four double bedrooms, two of these have en-suite shower rooms, whilst the other two have wash hand basins within the bedroom and share the use of the family bathroom.





To the second floor are three attic rooms, which are currently utilised as office space. They could, with a little work, be adapted to provide a suite of bedrooms ideal for older children looking to live a slightly more independent life. Plumbing is already in place for the creation of a bathroom on this floor. Alternatively this space could be used for a studio or hobby room.

The gardens are predominantly found to the rear of the house and the majority is laid to lawn interspersed with specimen trees and shrubs whilst the borders are home to a host of interesting and varied shrubs and flowers. The borders closest to the house, to the front and rear, are edged with sandstone and contain a large selection of roses which have been lovingly tended over a number of years to provide a magnificent display.

Two impressive sandstone two-storey buildings flank the yard and together with a sandstone wall along the roadside and the farmhouse create a courtyard style **parking area. These charming buildings are believed to date to the 1660's and whilst** currently utilised for storage and stabling they offer huge potential for conversion for residential purposes, subject to any necessary planning consents. The area is extremely popular with holiday makers due to the close proximity of a large number of tourist attractions and the creation of holiday-lets could potentially provide an



attractive income, particularly post-pandemic when many people are likely to want to holiday closer to home. Alternatively these could be adapted as work and office space allowing a substantial business to be run from the premises.

To the rear of the traditional buildings are a range of further buildings offering storage space for equestrian equipment and maintenance machinery. There is also additional road access allowing larger equestrian vehicles and farm machinery direct access to the rear yard and on to the land.

The property has been very carefully designed with equestrian purposes in mind and the facilities are impressive in the true sense of the word. From the addition of a fibre-sand and rubber manège complete with viewing platform, to field shelters **complete with concrete pad in each field, Bearstone Farm is truly an equestrian's dream!** As an additional benefit there is also a cattle handling area and race. The land is formed in three fields, all of which are well-fenced and have water connected.

The network of surrounding country lanes and bridlepaths offer excellent, quiet riding opportunities and the proximity of the A53 and A51 ensure that there is easy access to competition venues both locally and nationally. There are a number of equestrian facilities in the vicinity and the nearby Maer Hills provide extensive walking and dog exercising opportunities.

The charming farmhouse has been the current vendors' family home for thirty two years and it is with much sadness that they are looking to downsize, having created a lifetime of family memories in this handsome and attractive property.

Method of Sale

For sale by Private Treaty.

Tenure

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

Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains water and electric are available. Drainage is to a private drainage system. There is oil central heating system to the ground and first floors and electric night storage heaters to the second floor. There are solar panels on the roof of one of the barns.

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 or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or solicitor.

Local Authority

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

Easements and Rights of Way

An oil pipeline crosses the land running from Bearstone Road to the B5026.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve 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 Barbers Rural and is subject to strict COVID-19 guidelines, a copy of which is available on request. A virtual viewing is available for this property.

Directions

From Market Drayton take the A53 east towards Newcastle, after half mile turn left on to the B5415 signposted for Woore. After 2.5 miles bear left onto the B5026 again towards Woore. After 700 yards turn left just after the entrance to Bearstone Fruit Farm and Bearstone Farm will be found on the right after 250 yards.

MISREPRESENTATIONS

Barbers Rural for themselves and for the vendors of this property have endeavored to ensure these details are accurate. However, if any point is of importance to you please contact the office to check the information, particularly if viewing involves travelling some distance.

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.
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