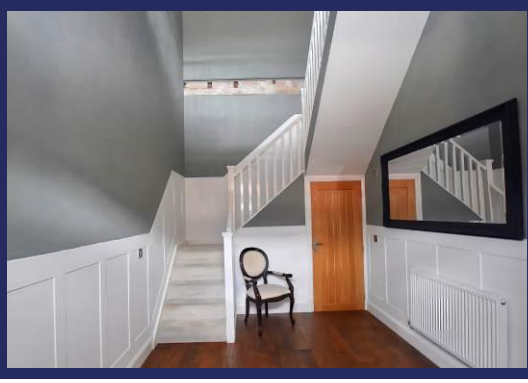
Barbers

Helping you move









1 Adderley Hall Barns , Adderley, TF9 3TE

Set within the impressive courtyard of Adderley Hall Barns is this nicely presented Three Bedroom, Two Bathroom Conversion that has been tastefully updated whilst retaining much of it's original charm.

Offers In Region Of

£365,000

1 Adderley Hall Barns, Adderley, TF9 3TE

Helping *you* move

Overview

- Three Bedroom Barn Conversion set in the impressive Courtyard
- Private Garden, Extensive Communal Grounds, Tennis Courts
- Double Garage, additional Parking
- Full Height Reception Hall, Guest Cloakroom, Modern Kitchen with Integrated Appliances, Spacious Lounge
- Full height Landing/Reading Area
- Principal Bedroom with En Suite, Two Further Bedrooms, Bathroom
- Council Tax Band - D, Energy Rating - C



Brief Description

The front door opens into a full-height Reception/Dining Hall with an impressive turning staircase to the first floor Landing, and off which is the Guest Cloakroom. The modern kitchen is fitted with soft blue cabinetry and integrated appliances, including a dishwasher, fridge freezer, double oven and hob with extractor fan over. The spacious Living Room enjoys tall sash windows and ceilings, creating an inviting space for everyday living and entertaining.

The galleried first floor Landing would make a great reading or office space, and the Principal Bedroom is complemented by an en suite shower room. There are two further Bedrooms, and a family Bathroom completes the first floor.

The setting for this lovely property is quite exceptional. As well as your private courtyard Garden to the front, the property is approached by a sweeping drive that leads to the front of the courtyard and then round to the garages where you have a Double Garage, with the tennis courts beyond, and up to seven acres of communal gardens and grounds.



Location

Adderley is a rural village between Market Drayton and Audlem. The village has a well-regarded Primary School, Bowls Club and a Village Hall. The Shropshire Union Canal runs through Adderley where boats negotiate the Adderley Locks.

The larger village of Audlem offers you more facilities including a Post Office, Primary School, Co-op, Health Centre, Cafe, Pubs, Butchers, Chemist and a Fish & Chip shop, with Market Drayton having an excellent mix of supermarkets, schools and facilities.

The towns of Market Drayton, Whitchurch and Nantwich offer you more shops, facilities and amenities

Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity are available, with LPG gas central heating. There is a central LPG gas tank that supplies all the properties, with each property having its own meter. Barbers 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.

MANAGEMENT FEES: Approx. £70 pcm

TENURE: Freehold







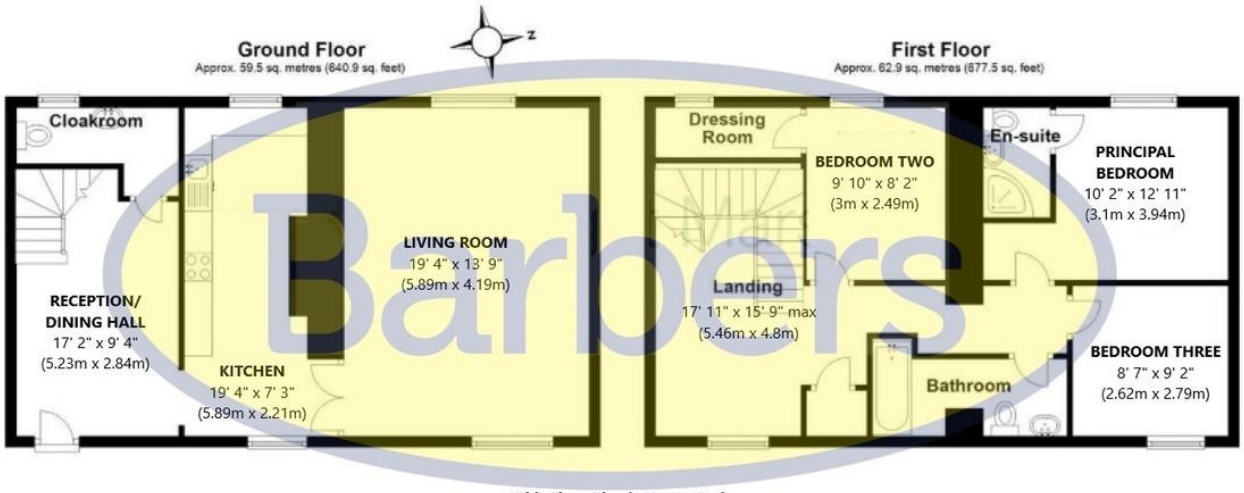




DIRECTIONS: From Market Drayton take the A529 to Adderley. In Adderley, turn left through the gates to Adderley Hall and follow the driveway around to the left, and then turn right in front of converted stable block and park in the guest Parking spaces. Walk back through the archway and the property is the first one to your left.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

All measurements and the placement of fixtures and fittings are approximate





Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal.** Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.