

THE SYCAMORES

LOCKLEY WOOD | MARKET DRAYTON | TF9 2LT

Halls 1845



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Telford 18.2 6 miles | Shrewsbury 19.4 miles
(all mileages are approximate)

AN EXCEPTIONAL COUNTRY PROPERTY OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION, AN IMPRESSIVE RANGE OF EQUESTRIAN AND ANCILLARY OUTBUILDINGS SET IN APPROX. 2.9 ACRES.

Beautifully presented and comprehensively renovated accommodation
Large and welcoming sitting room with feature fireplace
Three well-proportioned bedrooms
Excellent range of outbuildings and paddocks
Private gated driveway providing extensive parking

Halls 1845

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///starring.snowmen.intricate

SITUATION

Lockley Wood is an attractive and peaceful rural hamlet, surrounded by beautiful open countryside and enjoying a lovely semi-rural setting, whilst remaining conveniently positioned for the nearby market town of Market Drayton.

Market Drayton offers an excellent range of everyday amenities, including independent shops, supermarkets, cafés, public houses, restaurants and other essential services. The town also provides a range of schooling and recreational facilities.

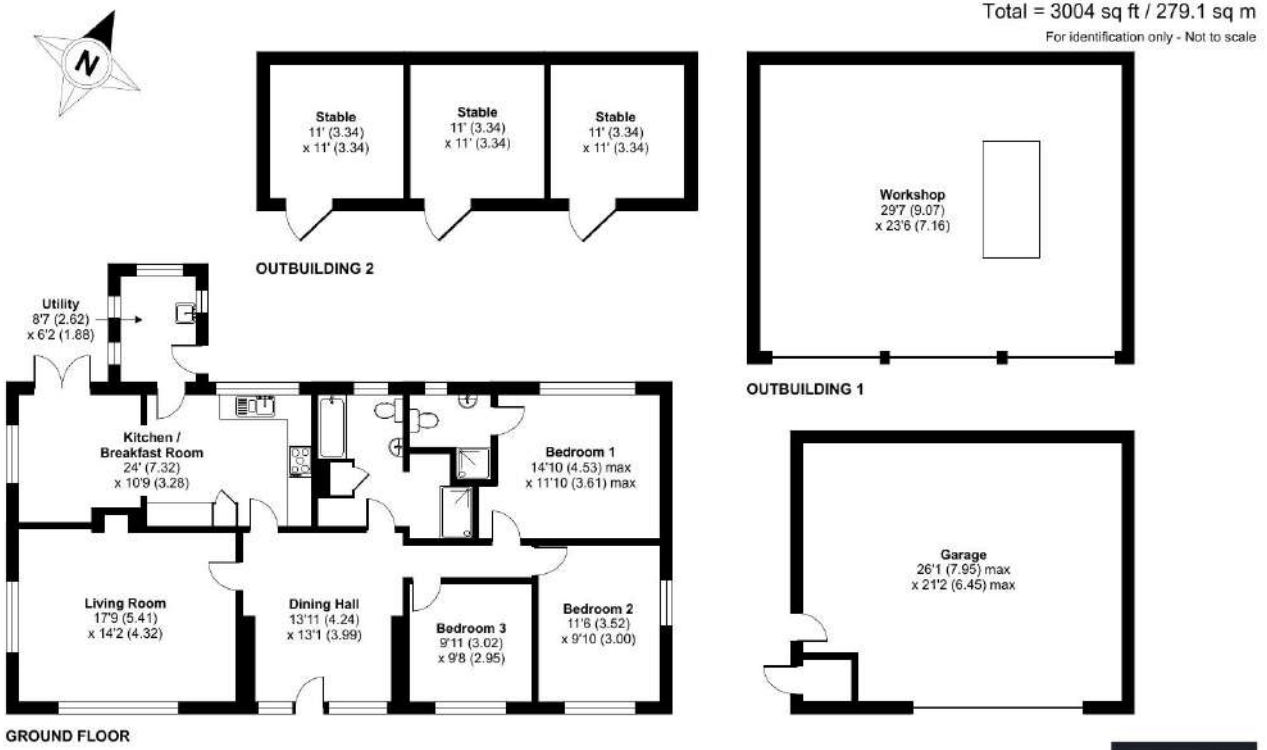
The surrounding countryside offers wonderful opportunities for outdoor pursuits, with an extensive network of country lanes and walks to explore. Despite its rural setting, the property is also well placed for road connections towards Shrewsbury, Telford and the wider North Shropshire and Staffordshire areas.

PROPERTY

The Sycamores is an impressive and beautifully presented three-bedroom bungalow which has been thoughtfully renovated and finished to an exceptionally high standard throughout. The property offers spacious, light and bright, flexible and well-proportioned accommodation, complemented by an outstanding range of outbuildings and equestrian facilities.

Occupying an enviable position in a popular rural location, The Sycamores would make a superb family home or an equally appealing proposition for those looking to downsize without compromising on outside space, privacy or the opportunity to enjoy an equestrian lifestyle.

Approximate Area = 1380 sq ft / 128.2 sq m
Garage = 553 sq ft / 51.4 sq m
Outbuildings = 1624 sq ft / 150.9 sq m
Total = 3004 sq ft / 279.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1540457

The property is beautifully presented and the accommodation includes a superb kitchen/dining room forming the hub of the home, with a wonderful picture window overlooking the paddocks and also enjoying a direct outlook towards the stable block. There are two well portioned reception rooms that include a large and welcoming sitting room with feature fireplace, together with a centrally positioned dining hall that could quite easily be a wonderful family room.

There are three double bedrooms, including an impressive principal bedroom with en-suite facilities, complemented by a family bathroom.













OUTSIDE

The external space is a particular feature of The Sycamores, extending to approximately 2.9 acres in total and providing an excellent combination of gardens, equestrian facilities and paddock land. There are two gently sloping paddocks, both enjoying stunning far-reaching countryside views and predominantly enclosed by mature hedging and lap board fencing.

The established gardens are well maintained and feature a variety of mature trees and hedging, creating an attractive setting around the property.

The range of outbuildings is particularly impressive and includes a triple stable block, open-fronted double-bay barn, triple garage incorporating an inspection pit and a substantial garage with additional loft space. There is also excellent road access, with extensive hardstanding providing parking for several vehicles, generous turning space and provision for a horsebox or other larger vehicles.

For those with equestrian interests, the property is particularly well suited, with the paddocks and stabling complemented by immediate access to miles of attractive country lanes, ideal for riding, walking and enjoying the surrounding countryside.

GENERAL REMARKS

AGENTS NOTE

Prospective purchasers should be informed that it is the vendors intention to add a covenant to the paddocks where should be planning be successful over the next 20 years there will be a 15% clawback on the uplift in value.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains electricity. Prive water (bore hole). Private drainage. Oil fired central heating.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - E



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.





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