



Drake House, Marbury Hall Farm, Marbury,
SY13 4LP

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A beautiful four-bedroom mid terrace barn conversion which is part of a superior development of converted barns in a peaceful countryside setting close to the historic village of Marbury. Drake House boasts spacious interiors, vaulted ceilings and exposed beams and also features a contemporary kitchen, a generous rear courtyard, pond views and an open double garage.

- Beautiful Four-Bedroom Barn Conversion
- Idyllic Countryside Setting with Picturesque Pond Views
- Spacious Lounge with Floor-to-Ceiling Windows
- Contemporary Kitchen with Integrated Appliances
- Spacious Family Bathroom with Bath and Separate Shower
- Impressive Principal Bedroom with Vaulted Ceilings and Exposed Beams
- Double Open-Fronted Garage Providing Covered Parking
- Rear Courtyard, Utility Room and Ground-Floor WC
- EPC D
- Council tax band F



Nestled in a picturesque setting, this beautiful four-bedroom mid terrace barn conversion offers spacious and characterful accommodation, combining charming features with modern comforts.

Upon entering the property, you are welcomed by a generous entrance hallway, which leads through to an impressive and spacious lounge. Floor-to-ceiling windows on either side flood the room with natural light, creating a wonderfully bright and inviting living space.

The contemporary kitchen is thoughtfully designed and well-equipped with a range of integrated appliances, including a microwave, dishwasher, fridge-freezer and cooker. Completing the ground-floor accommodation is a convenient cloakroom/WC and a practical utility room, fitted with a washer/dryer and providing direct access to the rear courtyard.

Upstairs, the impressive principal bedroom is a particular highlight of the property, featuring stunning vaulted ceilings with exposed beams that beautifully showcase the building's character. Windows on either side offer delightful views across the surrounding grounds. The bedroom also benefits from a generously proportioned en-suite bathroom, complete with a bath and separate shower.





The three remaining bedrooms are all well-proportioned, with the second bedroom being particularly noteworthy. Featuring vaulted ceilings and windows on either side, this room enjoys an equally wonderful sense of light and space. A spacious family bathroom, fitted with both a bath and separate shower, serves the remaining bedrooms.

Externally, the property enjoys an idyllic setting, with attractive views towards a charming pond to the front, creating a wonderful sense of peace and tranquillity. To the rear, a generous courtyard extends across the full length of the property, offering a versatile outdoor space. The property also benefits from a double open-fronted garage, providing convenient covered parking.

Combining the unique appeal of a barn conversion with contemporary interiors, spacious accommodation and an abundance of natural light, this beautiful home offers a wonderful opportunity to enjoy modern living in a peaceful countryside setting.



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LOCATION

The picturesque village of Marbury is surrounded by idyllic meadows and meres with great walking, cycling, fishing and bird watching spots. The village also has a historic 15th Century hilltop church (St. Michaels) and a recently renovated country pub. The busy market town of Whitchurch is only 3 miles away and benefits from a variety of eateries, local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The nearby village of Wrenbury offers primary schooling and doctors' surgery.

TENURE

We are advised that the property is Leasehold on a 999-year lease starting on the 6th of May 2005 with 978 years remaining. This will be confirmed by the Vendors Solicitor during the Pre-Contract enquiries. Vacant possession upon completion

LOCAL AUTHORITY

Council tax band F. Cheshire East Council, Crewe Customer Service Centre, Delamere House, Delamere Street, Crewe, CW1 2JZ. Council Tax enquiries 0300 123 5013

SERVICES

We are advised that mains electricity and water are available. LPG Central Heating. Private drainage via treatment plant. 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 Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. 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 fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

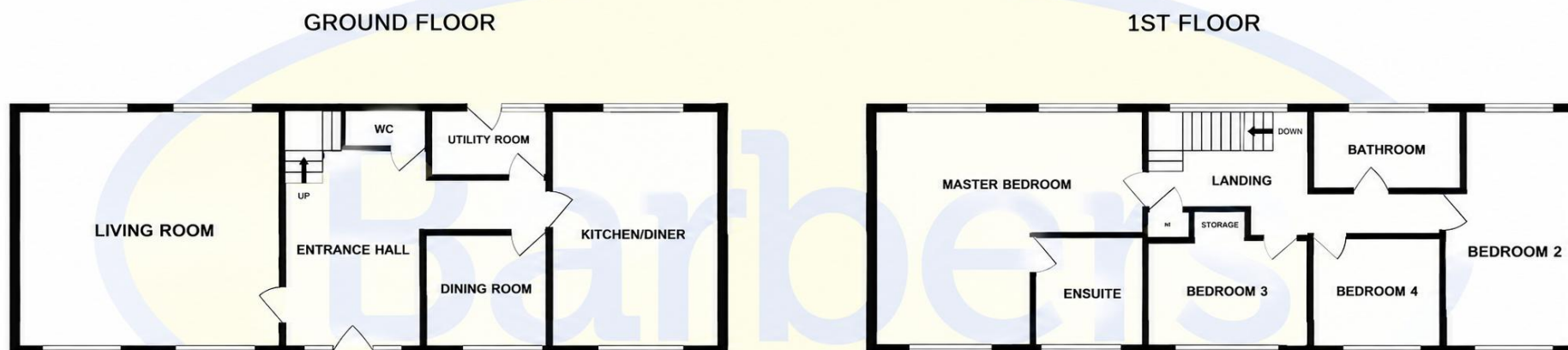
MANAGEMENT COMPANY

We are advised that there is a management company set up for the maintenance of the communal areas and the cost for this will be approximately £75 per month. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

DIRECTIONS

From Whitchurch proceed along Claypit Street, follow Alport Road as it becomes Mile Bank Road. After approximately 1½ miles, take the left fork onto Hollins Lane. Continue along Hollins Lane for approximately 1½ miles, heading towards Marbury. Take the second entrance, you will see a large oak tree and a black and white house either side at the entrance of the drive. Follow the drive up, take the first left, branch left again when you see the large pond on the left-hand side and follow the drive down to the property.

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LIVING ROOM
21' 75" x 17' 89" (8.31m x 7.44m)

KITCHEN
17' 84" x 12' 73" (7.32m x 5.51m)

UTILITY ROOM
9' 22" x 6' 49" (3.3m x 3.07m)

DOWNSTAIRS WC
6' 6" x 2' 96" (1.98m x 3.05m)

DINING ROOM
10' 10" x 8' 8" (3.3m x 2.64m)

MASTER BEDROOM
21' 71" x 17' 96" (8.2m x 7.62m)

EN SUITE
8' 4" x 8' 27" (2.54m x 3.12m)

BEDROOM TWO
18' 02" x 11' 0" (5.54m x 3.35m)

BEDROOM THREE
12' 61" x 7' 7" (5.21m x 2.31m)

BEDROOM FOUR
10' 21" x 7' 83" (3.58m x 4.24m)

BATHROOM
12' 07" x 6' 17" (3.84m x 2.26m)

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 only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667 272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

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