



Helping *you* move



## 1 Raven Yard, Adderley, TF9 3TQ

A beautifully presented, A EPC Rated Four Bedroom Semi-Detached Barn Conversion that's been updated to a high standard and has achieved a high energy performance rating, whilst maintaining the character and features throughout including original beams to the vaulted first floor ceilings.

Guide Price

**£425,000**

# Raven Cottage, 1 Raven Yard Adderley, TF9 3TQ

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## Overview

- A Beautifully Presented Four Bedroom Semi-Detached Barn Conversion
- Full of Original Features including Wall and Ceiling Beams
- Entrance Hall, Ground Floor W.C.
- Spacious Lounge with Log Burner, modern Dining Kitchen with Utility
- Principal Bedroom with En Suite, Three Further Bedrooms, Bathroom
- Garden, Driveway Parking
- Council Tax Band - B, Energy Rating – A (excellent)



## Brief Description

To the first floor is the Reception Hall, the Guest WC and the generous Lounge which has a feature fireplace housing a log burning stove, and the large Breakfast Kitchen with an integrated double oven with induction hob with extractor fan over, that leads through to the Utility which space for your washing machine, dish washer and a tall American-style fridge freezer.

To the first floor and the Bedrooms are set off the Landing which has Loft access. The Principal Bedroom has feature wall panelling, and an En Suite Bathroom with a free-standing bath, and all three additional Bedrooms have the vaulted ceilings, and Bedroom Two is a particularly spacious room with a cast iron fireplace and Bedroom Three has a panelling to one wall. Completing the accommodation is the Family Bathroom which has a large walk-in Shower.

To the front of the property is courtyard Parking and a pretty, enclosed Garden with a timber pergola.

## Location

Adderley is a rural village on the border of Shropshire and Cheshire, between Market Drayton and Audlem. The village itself 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, and on to Audlem to the west and Market Drayton to the east.

The larger village of Audlem offers you more facilities including a Post Office, Primary School, Co-op, Health Centre, Cafe, Pubs, Butchers, Chemist and even a Fish & Chip shop.



Your **Local** Property Experts

01630 653641



## 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water and drainage are available, with new air source heating and 13 solar panels (owned by the property) with a 13.5 kw Tesla storage battery that is available by separate negotiation. In addition, there's a car pod charging point to the front of the house.

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.

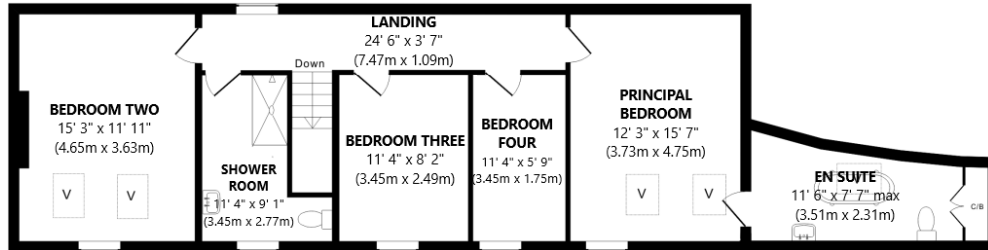


**DIRECTIONS:** From Market Drayton take the A529 Adderley Road. In Adderley, just after the sharp left-hand bend take the second right onto Station Road and then immediately left into the courtyard where the property is on your right.

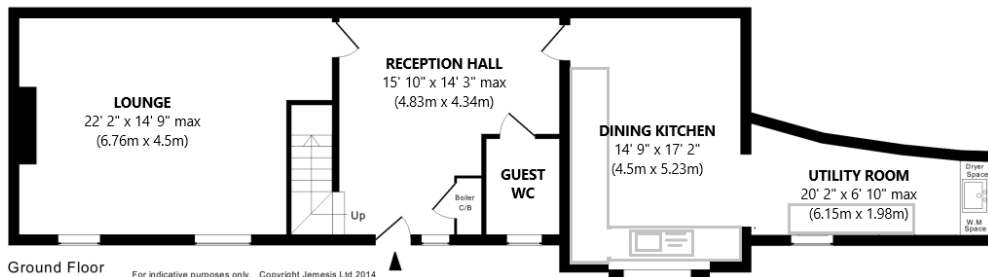
**TENURE:** We are advised that the property is Freehold

**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.

**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.

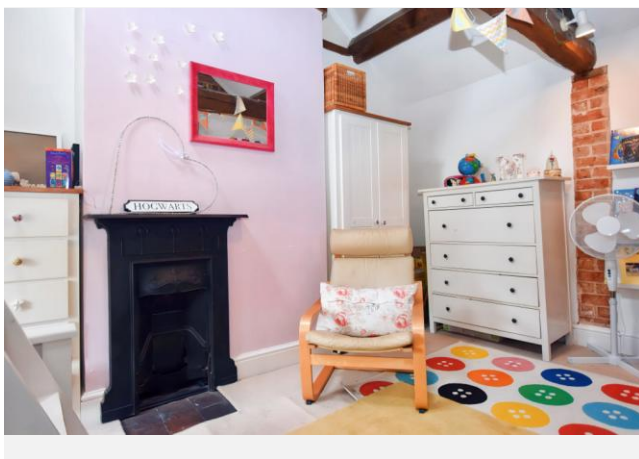


First Floor



Ground Floor

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



## 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**

**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.

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
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