



# Rectory Farm, Mucklestone, Market Drayton, TF9 4DN

Guide Price £1,000,000



in association with



# Rectory Farm

Mucklestone, Market Drayton

AN IMPRESSIVE AND EXTREMELY DISTINCTIVE DETACHED PERIOD COUNTRY HOUSE IN A LOVELY GARDEN SETTING, STANDING IN A SLIGHTLY ELEVATED POSITION IN THE HEART OF THE VILLAGE, ENJOYING SOUTH WESTERLY VIEWS OVER ROLLING COUNTRYSIDE.

DESCRIPTION

Rectory Farm is constructed of brick with black and white half timbered first floor elevations under a tiled roof. Originally forming part the Lord Crewe Estate with a date stone marked 1879 it replaced an existing farmhouse. It has been the home of the current family and direct decedents since it was built. Architecturally, Rectory Farm has much to commend it without the constraints of being Listed. The property exudes charm and character, boasting a range of living spaces that cater to both comfortable everyday living and more formal entertaining. The full detail is shown on the floorplan and in total the size including the cellar is 3,600 square feet with a further 1,250 square feet of versatile outbuildings. This is a quality family home that is ready to be moved into and enjoyed whilst also offering further potential for the next owner to embed their own ideas.

Rectory Farm presents an outstanding opportunity to own a unique, well appointed, spacious country house in a beautiful and yet accessible location. It is offered for sale with no ongoing chain.



# Rectory Farm

## Mucklestone, Market Drayton

### LOCATION AND AMENITIES

Mucklestone is a village and former Civil Parish, in the Newcastle Under Lyme district, in the County of Staffordshire on the borders of Shropshire and Cheshire. It is notable for its association with the Battle of Blore Heath (1459). The fine church of St. Mary's contains stained glass windows including commemorations of the Battle of Blore Heath. St. Mary's Primary School is a small nurturing village school. The larger Hugo Meynell Primary School is 1.5 miles. Newport Girls High School and Adams Grammar School are less than half an hour drive, but there is a school bus for those schools from Market Drayton. Secondary schooling is available at the Grove School Market Drayton. There is also Madeley High School about 20 minutes away, and there is a school bus that picks up in Mucklestone. Private schooling in the area includes Newcastle High School, Denstone College and Ellesmere College.

Norton in Hales (2 miles) is a pretty village with primary school, village hall, tennis and cricket clubs, bowling green, church and a popular public house/restaurant. The market town of Market Drayton is 4 miles and the medieval town of Nantwich 12 miles. Both Stoke on Trent and Crewe Railway Stations are about 14 miles and provide intercity links to London (90 minutes), Birmingham (30 minutes) and Manchester (40 minutes). Shrewsbury is 25 miles, Newcastle Under Lyme 12 miles and Stafford 16 miles. The M6 motorway (junction 14) is 15 miles.

DIRECTIONS - TF9 4DN



## SUMMARY

Storm Porch, Entrance Hall, Cellar (Gym/Playroom), Sitting Room, Dining Room, Study, Breakfast Room open to Kitchen, Inner Hall, Home Office, Cloakroom, Rear Hall/Utility Three Staircases, Landing, Master Bedroom with Ensuite Shower Room, Guest Suite with Shower Room, Three Further Double Bedrooms, Bathroom, Oil Central Heating, Attached Car Port, Attached Brick Range comprising Two Workshops, Store Room, Garden Store and Garage, Car Parking Space, Gardens.

## STORM PORCH

### ENTRANCE HALL

16' 7" x 7' 11" (5.06m x 2.41m)

Original tiled floor.

### DINING ROOM

16' 6" x 14' 11" (5.03m x 4.55m)

Fireplace with wood burning stove, two windows with leaded light top lights, ceiling cornices, door to kitchen.

### SITTING ROOM

15' 9" x 13' 9" (4.80m x 4.19m)

Open fireplace with tiled hearth, wood burning stove, two windows (one with leaded light top light), picture rail.

### STUDY

10' 7" x 8' 3" (3.23m x 2.52m)

Brick fireplace, picture rail.

### BREAKFAST ROOM

15' 11" x 14' 1" (4.85m x 4.29m)

Oil fired Rayburn Royal for cooking and back up domestic hot water, quarry tiled floor, built in cupboards, open to kitchen.



**KITCHEN**

16' 5" x 7' 11" (5.00m x 2.41m)

A range of bespoke units comprising floor standing cupboard and drawers with granite worktops, wine rack and wall cupboards, Belfast sink, Rangemaster professional cooker, quarry tiled floor, two windows.

**INNER HALLWAY**

18' 0" x 5' 6" (5.49m x 1.68m)

Hanging fittings, under stairs store.

**HOME OFFICE**

15' 10" x 10' 7" (4.83m x 3.23m)

Two windows.

**REAR HALL/UTILITY ROOM**

10' 6" x 7' 11" (3.20m x 2.41m)

Firebird oil fired central heating boiler.

**STAIRCASE TO GUEST BEDROOM**

Quarry tiled floor.

**CLOAKROOM**

9' 1" x 7' 11" (2.77m x 2.41m)

Belfast sink, high flush W/C, quarry tiled floor.

**CELLAR**

Full ceiling height, ceiling beam, lightwell, power and light. Centrally heated.

**STAIRCASE FROM REAR HALL TO LANDING****GUEST BEDROOM**

15' 10" x 13' 4" (4.83m x 4.06m)

Two windows, part vaulted ceiling.

**GUEST SHOWER ROOM**

15' 9" x 8' 2" (4.80m x 2.49m)

White Savoy suite comprising low flush W/C and pedestal hand basin, walk in shower with rain head shower and hand held shower, cylinder and airing cupboard, lit mirror fitting, gas fireplace, inset ceiling lighting.



**FINE PITCH PINE STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR LANDING** Leaded light window, cupboard.

**MASTER BEDROOM**

17' 0" x 15' 8" (5.18m x 4.78m)

Cast fireplace, leaded light boxed bay window, two fitted double wardrobes with cupboards above.

**ENSUITE SHOWER ROOM**

White suite comprising hand basin and low flush W/C, walk in shower with rain head shower, lit and heated mirror fitting, shaver point, tiled floor, fully tiled walls.

**BEDROOM NO. 2**

16' 11" x 14' 8" (5.16m x 4.47m)

Cast fireplace with timber surround, ceiling beam, bay window, part vaulted ceiling.

**BEDROOM NO. 3**

14' 0" x 12' 2" (4.27m x 3.71m)

Cast fireplace, two fitted double wardrobes with cupboards above, ceiling beam.

**BEDROOM NO. 4**

16' 2" x 8' 1" (4.93m x 2.46m)

Access to loft, ceiling beam, part vaulted ceiling.

**BATHROOM**

16' 5" x 7' 11" (5.00m x 2.41m)

White suite comprising free standing bath with stand alone taps and mixer shower, low flush W/C, vanity unit with inset hand basin, walk in shower cubicle with rain head shower and hand held shower, cylinder and airing cupboard.



## **OUTSIDE**

Attached brick CAR PORT 15'1" x 15'1". The house is approached over a tarmacadam drive through electrically operated gates to a car parking and turning area. Steps provide pedestrian access to Church Lane. Brick built tiled roofed detached Range comprising WORKSHOP ONE 27'10" x 12'1". WORKSHOP TWO 26'9" x 15'0". STORE ROOM 11'3" x 8'2". GARDEN STORE 8'2" x 3'0" and GARAGE 12'1" x 8'7". Exterior lighting, outside tap. A large flagged terrace enjoys superb South Westerly views over rolling countryside.

## **GARDENS**

The gardens have matured over the years and provide a lovely setting for Rectory Farm. They are extensively lawned with borders, rockery, rhododendrons and fruit trees. A sandstone wall and holly hedge fronts Rectory Lane.

## **SERVICES**

Mains water and electricity. Septic tank drainage.

## **COUNCIL TAX**

Band F.

## **VIEWINGS**

Viewings by appointment with Baker, Wynne & Wilson.



**BAKER  
WYNNE &  
WILSON**

