



Helping *you* move



15 Adderley Hall Barns, Adderley, TF9 3TE

A beautifully presented Three-Bedroom Mid-Mews Barn Conversion, with Open Plan Dining Kitchen, Principal Bedroom with En Suite, Garage and Parking - all set within the wonderful seven-acre communal grounds of Adderley Hall.

Offers In Region Of
£380,000

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Overview

- Three-Bedroom Mid-Mews Barn Conversion
- Beautifully Presented Throughout
- Entrance Hall, Lounge, Dining Room, Dining Kitchen, Utility, Guest WC
- Principal Bedroom with En Suite, two further Bedrooms, Bathroom
- Private Rear Garden, Garage, Parking, Seven Acres of Stunning Communal Grounds including Tennis Courts
- Council Tax Band – D
- Energy Rating - B



Brief Description

To the ground floor is the Entrance Hall with downstairs storage, and off which is the spacious Lounge. The superb Open Plan Dining Kitchen combines style and practicality with a central island and stable door to the Garden. Double doors from the Dining Kitchen lead through to the Dining Room/Study which has French doors out to the Garden, and there's a useful Utility Room and guest WC.

To the first floor, the Principal Bedroom benefits from its own En Suite Shower Room, while two further well-proportioned Bedrooms are served by a modern Family Bathroom. The property has been beautifully maintained throughout, offering a move-in-ready home of considerable appeal.

Externally, the property enjoys a private rear Garden, providing a delightful space for outdoor relaxation and entertaining. A gate opens to the pathway out to the seven acres of communal grounds and the tennis courts.

Location

Adderley is a rural village between Market Drayton and Audlem on the Shropshire/Cheshire border. The village itself has a well-regarded Primary School, Church and Village Hall with Bowling Green. The closest shops are in Audlem with a Post Office, Co-Op Local, Doctors' Surgery, Pharmacy, Primary School, a number of Pubs and Cafes and a Fish & Chip shop.

More facilities and amenities are available in Market Drayton, with Nantwich and Whitchurch being an approximate 25-minute drive.



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, electricity and gas central heating from a shared LPG gas tank (each property is independently metered) are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property. There is an annual Management Fee £840 currently (£70 per month). For broadband and mobile supply <https://checker.ofcom.org.uk>
LOCAL AUTHORITY: Shropshire

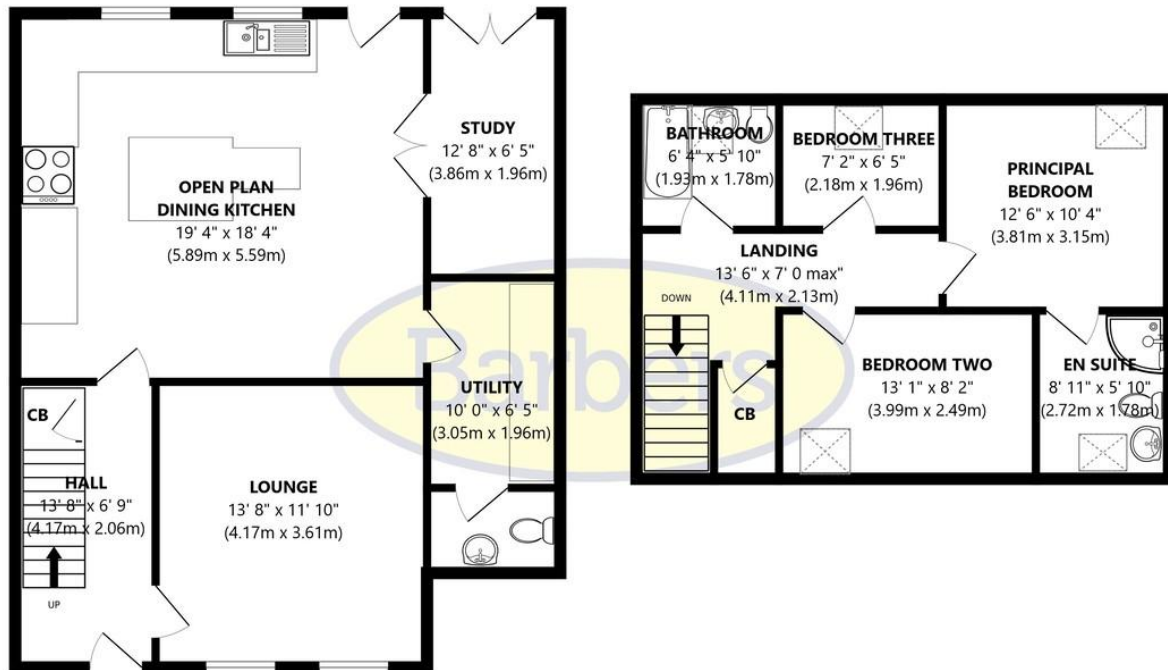


DIRECTIONS: From Market Drayton take the A529 to Adderley, turning along the drive to Adderley Hall just after the school. Follow the drive around the main house to the courtyard of barns where this one is on the left-hand side.

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. 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 a Guideline to Layout Only.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 buy, please contact us before viewing the property.



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