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Features

- Unique Three Bedroom Detached Farmhouse in an edge-of-village location
- Impressive 8.22 Acre Plot offering Gardens, Fishing Lake, Paddock and ample Parking
- Double Fronted Farmhouse with Kitchen, Lounge, Dining Room, Utility, Shower Room
- Three Double Bedrooms, En Suite
- Large Barn, Office/Garage Block
- Successful Cattery Business

Property Overview

Villa Farm is a truly unique property. It offers you a Three Bedroom Detached Farmhouse overlooking the Fishing Lake, with a Barn, Paddocks, Gardens and a successful Cattery business all set on a glorious 8.22 acre plot.

As you swing into the property, electric gates open to a long driveway with a post and rail fence running along the side of the Paddock. The drive leads to the large Parking area with the detached Garage/Office building, large

brick Barn and the cattery Reception.

The double-fronted Farmhouse has a Lounge and separate Dining Room – both with multi-fuel stoves – a Kitchen, Utility, ground floor Shower Room, and Conservatory. To the first floor are three Double Bedrooms, with the Principal Bedroom having a modern, stylish En Suite.

To the side of the house is a large patio with a covered timber seating area, and the lawn

runs down to the lake which was created by the current owners and is beautifully landscaped with a central island which is home to the resident geese.

Part of the large Barn has been converted into a Pilates/Tai Chi Studio with a Games Area, with a door through to a workshop. In the middle section is a very large workshop with triple doors, and the third section of the barn has been developed as a self-contained office space with Kitchen and WC that's



currently used as the food preparation area for the Cattery.

In the grounds is the fully stocked Fishing Lake, a brick building that was once used as a Donkey Stable, a chicken run, a large Paddock that's big enough for a couple of horses or small holding livestock – and plenty of parking for the house and the onsite Cattery business.

The successful Cattery has four main runs with 62 cat suites of various sizes, so they can accommodate cats that need to share, and two isolation suites – and some cat suites overlook the lake, making this a rather lovely place for your cats to spend their holidays! Finally, there's a timber chalet Reception area for the Cattery with light and power. For more information on the Cattery business, please call the team at our Market Drayton office.

This really is a unique property that really does need to be viewed to appreciate everything it has to offer – so please call the team at our Market Drayton office to arrange your viewing.





IMPORTANT INFORMATION

TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH
Tel: 01630 653641 or email: marketdrayton@barbers-online.co.uk

DIRECTIONS: From Market Drayton take the A53 towards Loggerheads, bearing left at Red Bull on the B5415 London Road towards Knighton and Woore. At the T-junction bear left and left again at the next T-junction onto the A51 towards Nantwich and Woore. Just after the Falcon Inn turn left on Audlem Road and the turning to the property is approximately half a mile on your left and can be identified by the cattery sign.

SERVICES: We are advised that the Farmhouse has solar panels, mains electricity, water and drainage, with air source heat pump. The Barn, Garage, Office and Cattery units all have light and power. 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/>

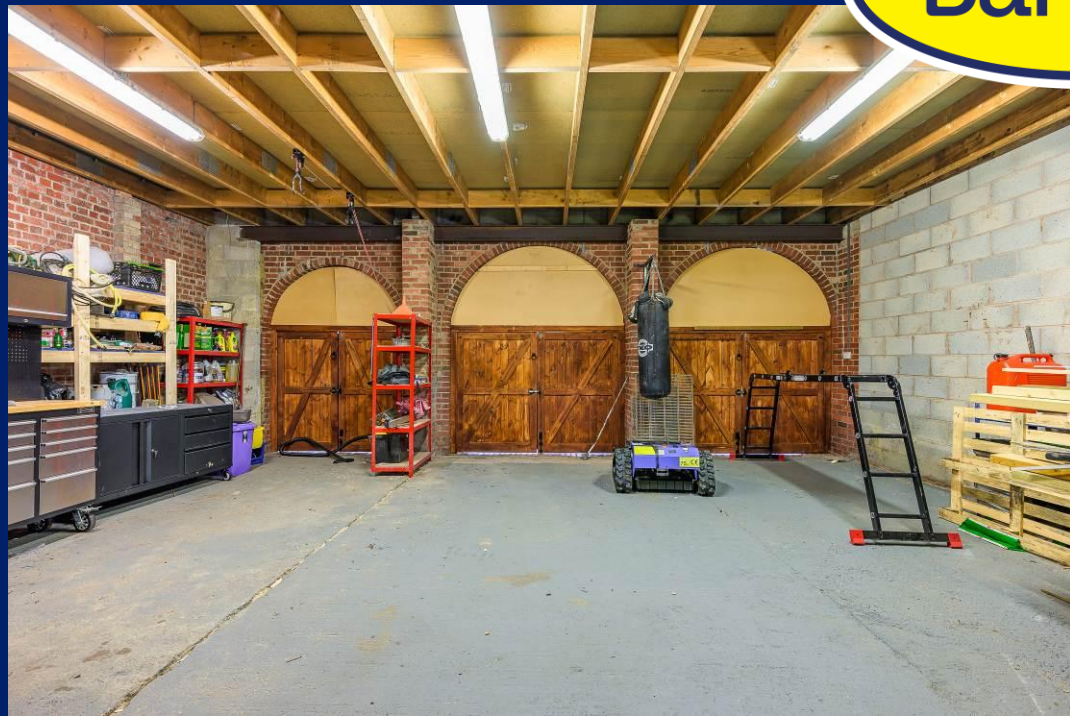
COUNCIL TAX: Band E (Farmhouse), Shropshire Council Tel: 0345 678 9002 **TENURE:** Freehold **METHOD OF SALE:** Private Treaty



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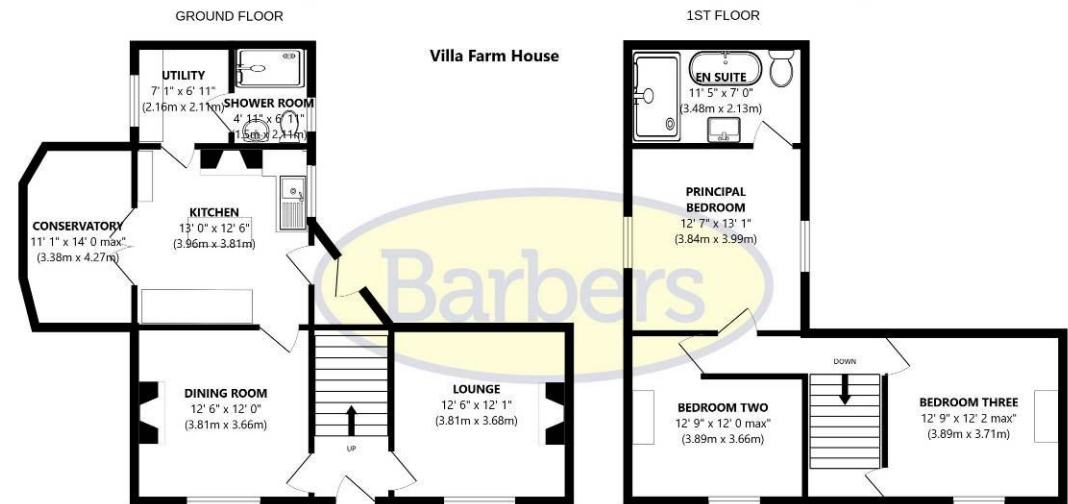
AML REGULATIONS: We are required by law to conduct Anti-Money Laundering checks on all those buying a property. The initial checks are carried out by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable.

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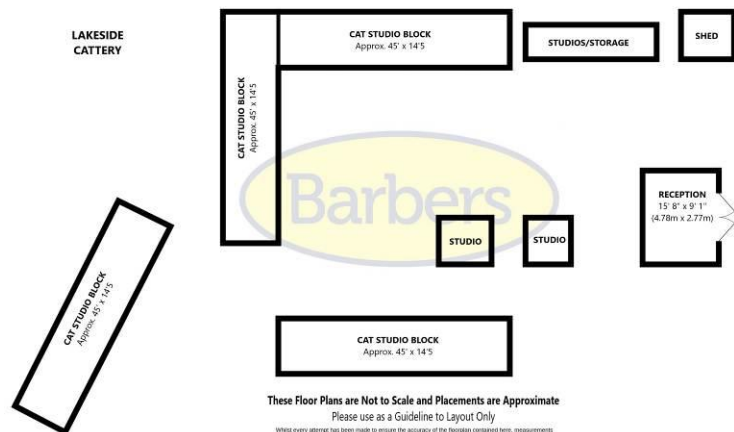
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

FLOOR PLANS: These are not to scale, please use as a guideline to layout only.

FISHING LAKE: The Lake was created in 2008/9. PLANNING PERMISSION NO: 08/00172/fu



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



These Floor Plans are Not to Scale and Placements are Approximate
Please use as a Guideline to Layout Only

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other parts 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. Made with Metropac 02020



These Floor Plans are Not to Scale
Placement is approximate - please use only as a Guideline to the buildings available

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For a VALUATION OF YOUR OWN PROPERTY, INDEPENDANT MORTGAGE ADVICE or to find out more about the LETTING POTENTIAL of this prope.rty. please call the team at our Market Drayton Office on 01630 653641



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