

Tall Trees

Poppiefields | Longslow | Shropshire

barbersRURAL



APPROVED BY:

PRINT NAME:

DATE:



Tall Trees

Poppiefields | Longslow | Nr Market Drayton |
TF9 3QY

Market Drayton 2 miles | Audlem 5 miles
Nantwich 15 miles | Shrewsbury 20 miles
Crewe Station 18 miles | M6 (J15) 15 miles

A CHARACTERFUL FOUR-BEDROOM SEMI-DETACHED
BARN CONVERSION SET WITHIN ATTRACTIVE
PRIVATE GARDENS, WITH DOUBLE GARAGE AND
0.29 ACRES OF Paddock

Attractive semi-detached barn conversion

Four bedrooms, three with en-suite facilities

Open-plan kitchen, dining and living space

Vaulted ceilings, exposed beams and log burning stove

Private, well-established gardens with walled courtyard

Double garage and 0.29 acres of paddock land

Fabulous rural location



The property occupies a pleasant rural position in the hamlet of Longslow, within a complex of converted barns, surrounded by the attractive countryside of North Shropshire. The popular market town of Market Drayton is approximately 2 miles away and provides a wide range of amenities including schools, farm shops, supermarkets, leisure facilities and a doctors' surgery. Within a 20-mile radius are Nantwich, Shrewsbury and Newcastle-under-Lyme, whilst the area is well served by private and state schools and is well placed for commuters, with motorway links, mainline rail stations and airports all within convenient travelling distance. Originally converted approximately 16 years ago, this attractive semi-detached barn conversion provides versatile four-bedroom accommodation, the majority arranged on the ground floor. Combining traditional character with modern comforts, the property benefits from underfloor heating throughout, whilst high ceilings, exposed beams and large glazed doors create a particularly light and airy feel. The impressive vaulted entrance hall forms the central hub of the ground floor, providing access to both the principal living accommodation, utility room, WC and bedrooms. The open-plan kitchen, dining and living space forms the heart of the home, with its vaulted ceiling, exposed beams and log burning stove creating a welcoming and sociable room. A stable door leads directly into the private walled courtyard, whilst large glazed doors open onto the patio and lawned garden beyond.

The principal bedroom is particularly attractive, with a high vaulted ceiling, en-suite bathroom and walk-in wardrobe. The second ground floor bedroom benefits from a Jack and Jill arrangement with the family bathroom, which is also accessed from the hallway, whilst a third bedroom is currently utilised as a study completes the ground floor. The fourth bedroom is situated on the first floor and benefits from its own en-suite bathroom, providing flexible accommodation for family, guests or those seeking a degree of separation. Externally, the property enjoys well-established gardens, with a particularly private and pretty walled courtyard to the rear. The main garden includes a paved patio, large area of lawn, pond and well-stocked borders containing established roses, shrubs and mature planting. The gardens are surrounded by mature trees, providing a sense of privacy and seclusion and, fittingly, giving the property its name, Tall Trees. A detached double car port provides useful garaging and storage, incorporating additional storage space and a loft area above. The property also owns approximately 0.29 acres of paddock land within the adjoining field. Two neighbouring properties own additional areas of the same field, providing useful additional land and an attractive amenity space to complement the gardens.



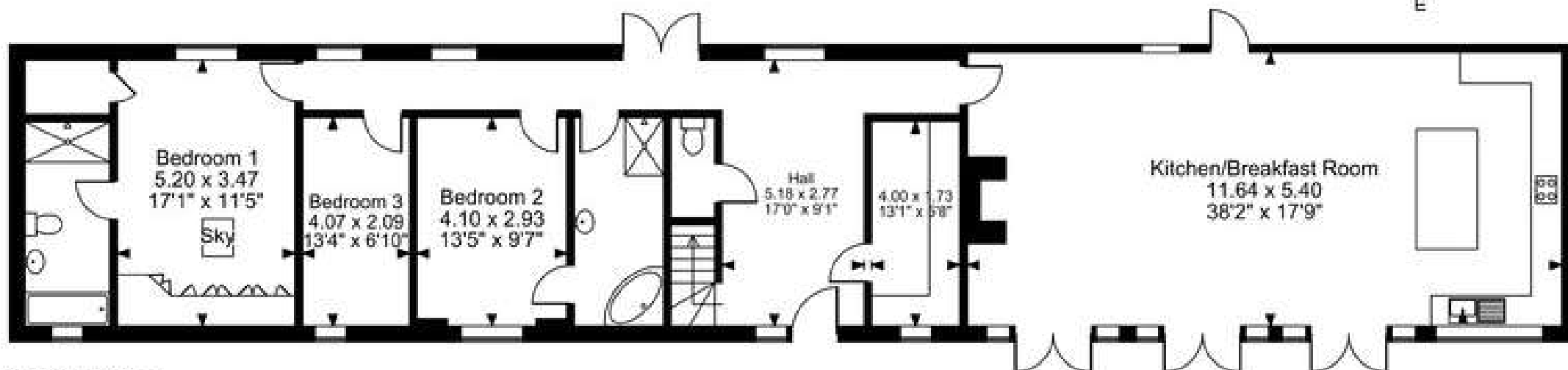
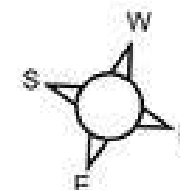
Poppiefields, Tall Trees, Longslow, Market Drayton

Approximate Gross Internal Area

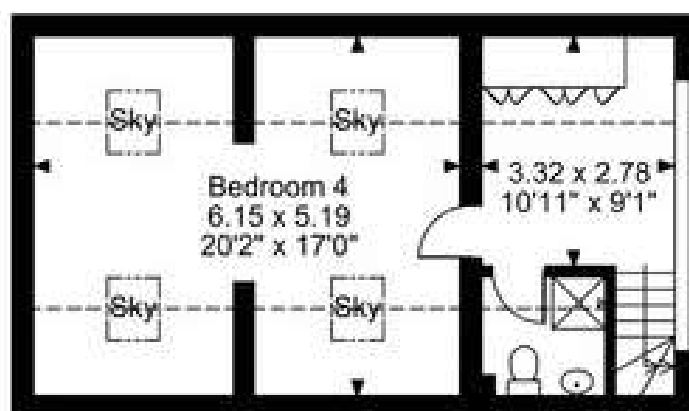
Main House = 1965 Sq Ft/182 Sq M

Carport = 367 Sq Ft/34 Sq M

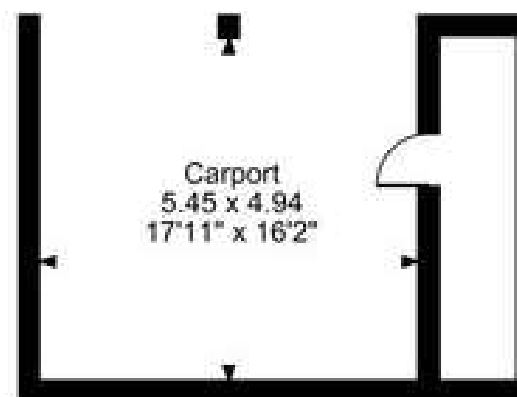
Total = 2332 Sq Ft/216 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Method of Sale

For sale by Private Treaty.

Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains electric and water are available. Drainage is to a shared sewage treatment system. Air source heat pump and solar panels.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

Solar Panels

The property benefits from a solar photovoltaic (PV) system, which is owned outright by the vendors and is understood to provide a useful contribution towards the property's electricity requirements. Further information regarding the installation and associated documentation is available from the selling agents.

Management Fee

There is a management fee currently of £340 which covers the maintenance and associated fees for the sewage treatment plant.

Easements and Rights of Way

The Granary and Woolpack have a right of way through the five bar gate into the field to access their portions of the field.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Restrictive Covenants

The property is restricted to residential use only and cannot be used for business purposes. There is a restriction against keeping a commercial vehicle, unroadworthy vehicle, trailer, caravan, mobile home or boat on any part of the property. The paddock is subject to a restriction preventing the erection of any permanent buildings.

Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

Location

Postcode: TF9 3QY

What3words: ///porridge.clashing.forces

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury.

Council Tax Band

Band E.

EPC Rating

C

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.



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