





LONGSHOOTS, WILLOUGHBRIDGE

Market Drayton, Staffordshire, TF9 4JJ



A MAGNIFICENT COUNTRY HOME SET IN IDYLLIC WILLOUGBRIDGE

A rebuilt and contemporary country house, Long Shoots is set in an outstanding setting amongst approx. 2 acres of grounds.

   EPC
5 3 5 D

Local Authority: Newcastle-under-Lyme District Council

Council Tax band: G

Tenure: Freehold

Services: Private water and drainage. Oil fired central heating. Mains electricity.

Guide Price: £1,600,000



LONGSHOOTS, WILLOUGHBRIDGE

Approached via a country lane, Long Shoots is set in an enviable rural location yet close to the centres of Woore, Market Drayton and Newcastle-under-Lyme. Standing back off the road, the house takes on an Art Deco appearance yet was completely rebuilt on the same footprint in the 2010's to a modern standard.

There are a range of highly specified features which includes underfloor heating throughout the ground floor.



In recent years a further phase of works has created an exceptional open plan kitchen dining family area, complete with bespoke kitchen while the house has been completely interior designed by the locally renowned Katie Briggs. Every window has a far-reaching rural view across the gardens and countryside beyond that wraps around each elevation.

As well as the highly specified living accommodation, Long Shoots offers superb versatility including a vast room above the garage, currently used as a yoga studio. This space could provide a games room, further bedroom accommodation or separate annexe (subject to the necessary consents).





THE PROPERTY

Entered via an open porch, the front door leads to a most generous entrance hall with guest WC off. There are excellent views to the front and rear, as well as a back door to the terrace. Contemporary double doors lead into the recently completed open plan section of the house. Finished to exacting standards, the kitchen area has been designed with entertaining in mind and offers a range of bespoke floor and island cabinetry. There is an extensive range of integrated Neff appliances including dishwasher, hob with extractor, coffee machine, pair of ovens, pair of grill ovens, pair of warming drawers and microwave. A bank of stainless-steel Caple appliances includes a full height fridge, freezer, and drinks fridge. The kitchen area includes a breakfast bar which leads on to the spacious dining area which is filled with light via the rear facing bay window.

The family area is open plan from the rest of the room and includes floor to ceiling windows with sliding doors, as well as a contemporary wood burner. A central hallway leads to the more formal dual aspect sitting room with wood burner, as well as the family room which is a comfortable sitting space. There is a further guest WC and utility / plant room.





UPSTAIRS

The turned staircase rises to the spacious and bright first floor landing. The principal suite occupies its own wing and includes a vast bedroom area with fitted wardrobes, dressing room and en suite bathroom with separate shower. There are a further two rear facing bedrooms, one with double doors to an idyllic balcony and the other with Jack and Jill access to the family bathroom. The fourth bedroom is currently set up as a twin guest bedroom and includes access to an en suite shower room, while the fifth bedroom could double as a second office if required. The family bathroom completes the first-floor accommodation and includes a separate shower. Accessible via a staircase off the entrance hall, the studio is found above the garage. This triple aspect space is over 32 feet long and provides an exceptional space which could offer a multitude of uses including further living accommodation, home office of a gym.



GARDENS & GROUNDS

The gardens and ground have been superbly curated and include a range of herbaceous shrubs and specimen trees. There are various terraces and seating areas throughout the grounds to enjoy at various times of the day.

The large and electrically gated front driveway offers parking for numerous vehicles as well as access to the oversized double garage.

The remainder of the plot is laid to lawn with the plot totalling approx. 2 acres.





LOCATION

Long Shoots is located in the picturesque hamlet of Willoughbridge, on the borders of Staffordshire, Shropshire and Cheshire. Nearby Woore offers everyday amenities including The Falcon Inn, Snape's Bakery, a post office, village store, homeware shop and hairdressers, while Pipe Gate is home to the well-regarded Chetwode Arms. Other popular local pubs include The Blockhouse at the Sheet Anchor and The Swan with Two Necks. Newcastle-under-Lyme, Trentham Gardens, Stone, Market Drayton and Nantwich are all within easy reach, providing a wider range of shopping, dining and leisure opportunities. The property enjoys excellent transport links, with Junction 15 of the M6 just 7.5 miles away and Stoke station offering direct services to London Euston in around 90 minutes. Manchester and Birmingham are also easily accessible by road and rail. The area is well served by respected schools including Yarlet School, Newcastle-under-Lyme School, Denstone College and St Dominic's, Stone.





Long Shoots, Willoughbridge, Market Drayton

Approximate Gross Internal Area

Main House = 347 sq.m/3740 sq.ft

Outbuilding = 57 sq.m/617 sq.ft

Garage = 51 sq.m/551 sq.ft

Total = 455 sq.m/4908 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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We would be delighted
to tell you more.

Mitchell Glassey

01785 331961

mitchell.glassey@knightfrank.com

Knight Frank

The Moat House, Newport Road, Stafford

ST16 2EZ

knightfrank.co.uk

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