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Features

- An Equestrian Property with a Three Bedroom Cottage with 8.18 Acres
- Dutch-Style Barn with 8 Stables, Wash Box & Feed Room Areas, Tack Room, Large Workshop, Double Garage,
- Beautifully Presented, Updated Three Bedroom Cottage with Stylish Open Plan Ground Floor, Utility/Boot Room & WC

Property Overview

Ivy House Farm is an exceptional Equestrian Property set within approximately 8.18 acres of well-maintained paddocks and gardens, combining a charming Three Bedroom Detached Cottage with superb equestrian and workshop facilities. This is a rare opportunity to secure a wonderfully

balanced home and lifestyle setting in a peaceful rural position.

The cottage is beautifully presented throughout, and benefits from a back-to-brick renovation in 2021/22. This has created a stylish Open-Plan ground floor where the inviting Living area flows seamlessly into the Kitchen, which in turn

wraps around to the Dining Room, creating a warm and sociable heart to the home. A newly fitted Utility/Boot Room with guest WC provides the perfect space for muddy boots, dogs and outdoor gear. To the first floor are three well-proportioned Bedrooms, a landing with a cosy Reading area, and a well-appointed Bathroom.



Externally, the front Garden is attractively landscaped and offers driveway Parking, while the rear includes a productive Kitchen Garden and gravelled driveway access to the Double Garage. The equestrian facilities are excellent: the Dutch barn benefits from light and power and houses eight stables, wash box and feed store areas and a dedicated tack room, with double gates for security and ease of access.

A further large Barn/Workshop features two roller doors along with light and power, ideal for machinery, vehicles or additional storage. The Paddocks are all well fenced and equipped with automatic mains-supplied water troughs, ensuring excellent practicality for horse management.

This is a truly special equestrian home offering space, versatility and beautifully maintained grounds. We highly recommend arranging a viewing to fully appreciate everything Ivy House Farm has to offer. Please call the team at our Market Drayton office to book your appointment.

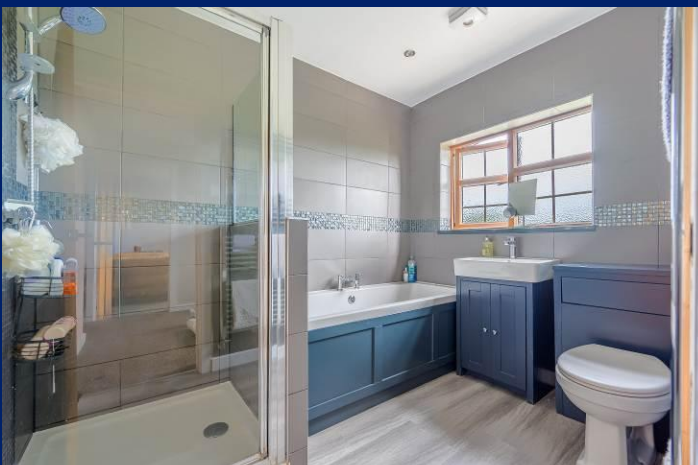




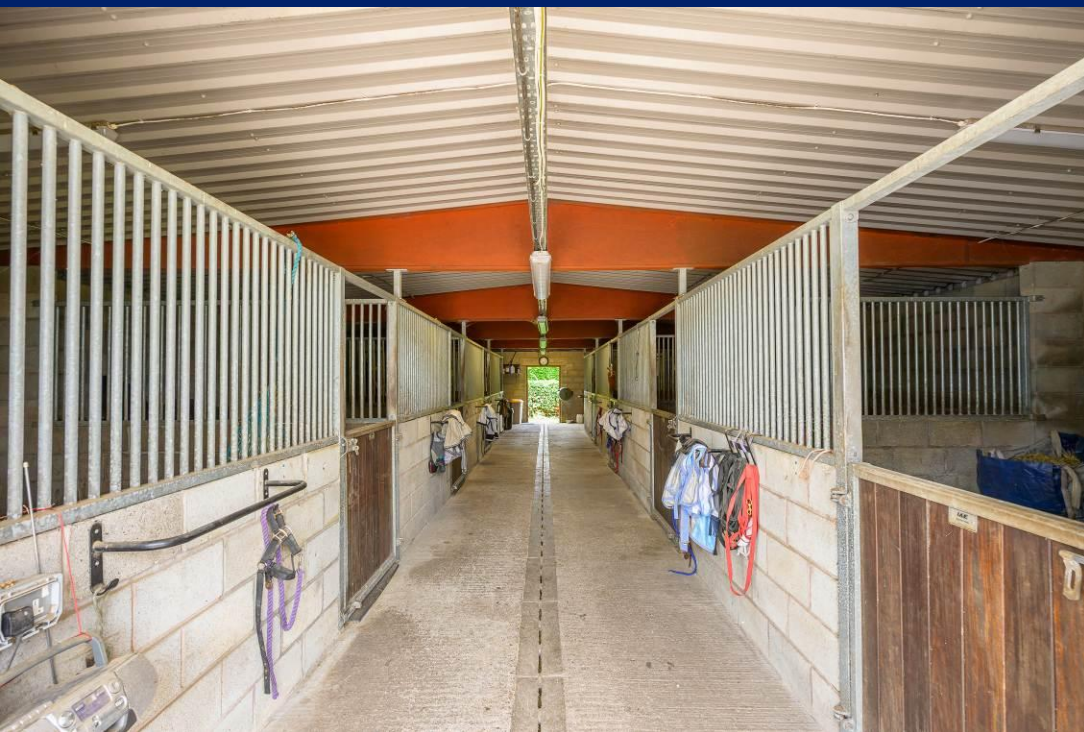
LOCATION: Stoke Park is a rural hamlet with excellent access to both the A41 and A53 for Market Drayton, Newport, Whitchurch, Shrewsbury and Telford. The hamlet has a Primary School and Village Hall, with Stoke on Tern having a sports hall & further primary school, and there's a petrol station with mini-Waitrose and general store in easy reach, and a pub in the neighbouring village of Wistanswick.

DIRECTIONS: From Market Drayton take the A53 towards Tern Hill, turning left on the A41 at Tern Hill roundabout. Just after Rose Hill Manor, turn right on Rose Hill Road, go straight over the crossroads with the Primary School on your right, and the driveway to the yard is the second one on your left.

AML REGULATIONS: We are required by law to conduct Anti-Money Laundering checks on all those buying a property. The checks are carried out on our behalf by MoveButler. The cost of these checks is £30 (ind. VAT) per buyer, and this fee will need to be paid by you, directly to MoveButler, , and is non-refundable.

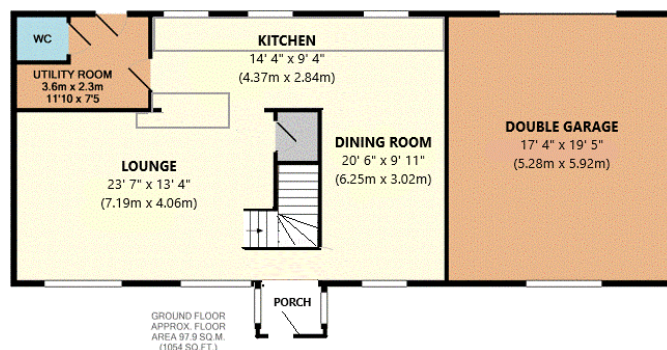


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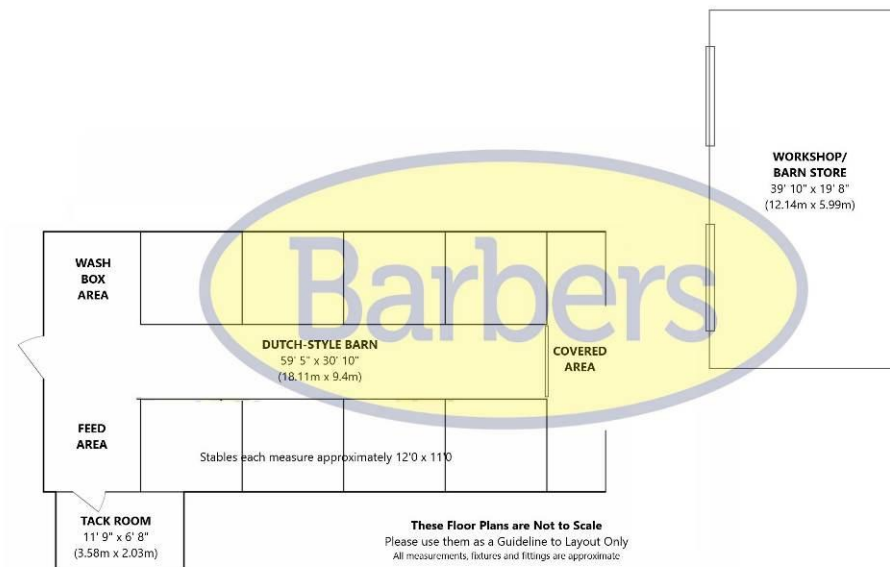
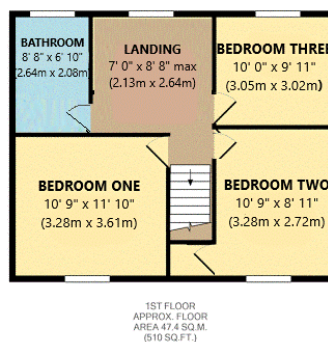
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This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

TOTAL APPROX. FLOOR AREA 145.3 SQ.M. (1564 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix i2018



IMPORTANT INFORMATION

SERVICES: We are advised that mains water and electricity are available, with oil-fired central heating and septic tank drainage (new 2026). 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. <http://checker.ofcom.org.uk/>

COUNCIL TAX BAND: E - Shropshire Council **ENERGY RATING:** - C **TENURE** – We are advised that the property is Freehold **METHOD OF SALE** – by Private Treaty

BARBERS COPYRIGHT: The copyright for all images and text remains with Barbers. **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. **SELLING YOUR PROPERTY?** – Contact us for a Free, No Obligation Valuation



Barbers

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