



Beestons Cottage

14 Moreton Wood, Nr Market Drayton, TF9 3RX



LARCH
PROPERTY

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An exceptional, beautifully presented five bedroom country house with excellent & extensive equestrian facilities, nestled at the end of a no-through lane, with outstanding rural views, sitting in 9.22 acres of gardens, paddock and woodland with pretty lake.

Accommodation In Brief

MAIN HOUSE

- Entrance Porch
- Entrance hall
- Separate WC
- Sitting room
- Dining room
- Kitchen/breakfast room with Pantry
- Utility/boot room
- 5 bedrooms (principle bedroom with ensuite shower room & balcony)
- Family bathroom
- Double garage with attached large storage room with sink
- Large brick workshop, log store
- Chicken run & a duck enclosure next to duck pond
- Mature south and westerly facing gardens with wide stone terrace
- The Fishermans area is a mature woodland dell which surrounds a pretty lake stocked with Tench, overlooked by a static caravan, all with business potential & a field shelter on the paddock land.

STABLE COTTAGE

- Porch/boot room
- Utility room
- Kitchen/living/dining room
- Double bedroom
- Shower room

EQUESTRIAN FACILITIES

- Seven stables with WC, tack and feed rooms, wash bay with hot water
- Large hay barn with a myriad of different uses
- Floodlit 20m x 40m riding arena
- Large area of hardstanding for wagon/trailer storage
- Extensive paddock land
- In all, approximately 9.22 acres



Description

Beestons Cottage is a true rarity to the market, offering the discerning buyer the opportunity to acquire a wonderful five bedroom country house, in an exceptional location. Special and rare because this most attractive red brick modern house sits in the most sublime location, nestled and protected at the end of quiet no-through lane, with outstanding far-reaching views of the undulating Shropshire countryside. No passing traffic, just total peace and tranquillity. The house offers a high degree of privacy being ring fenced by its own farmland. Yet this rural idyll is only 5 miles from Market Drayton and all it has to offer.

This small country estate has at the heart of it an attractive family home; a modern home with a suite of large light filled rooms, with a thoughtful and flexible layout ideal for the family buyer. The house is modern in construction and is made up of mellow red brick elevations adorned by climbing roses and wisteria, with large picture double glazed windows and French doors flooding the house with natural light. The interior only mirrors the splendour of the exterior with a quality feel about it, seamlessly blending the period features such as beamed ceilings with lovely touches such oak flooring, solid oak latch doors and an inglenook fireplace with log burner.

Stone steps lead up to the entrance hall with oak flooring, staircase to the first floor and access to the separate WC. A door to the right leads to the sitting room which is ambassadorial in size, running the entire width of the house. This magnificent room is dual aspect with beamed ceiling and a brick inglenook fireplace with central log burner. French doors lead out to the stone terrace, ideal for al fresco dining and enjoying the evening sun.

To the left of the entrance hall is the oak floored dining room with French doors onto the south facing terrace. A door from the impressive dining room leads through to the equally as impressive kitchen breakfast room with a full range of painted units with granite worksurfaces, five oven total control electric AGA, integral dish washer and fridge all over a stone slabbed floor. There is ample room for a breakfast table with a stable door and windows over looking the rear gardens and beyond. A door leads to a sperate panty with a second door leading to the well presented utility/boot room with secondary sink and space and plumbing for a USA style fridge freezer and washing machine and dryer.

An attractive wooden banistered staircase leads up to the first floor which has the benefit of a magnificent principal suite with good sized bedroom and an extensive range of fitted wardrobes. There is a modern well appointed shower room off. The bedroom is dual aspect, with French doors opening onto a timber balcony allowing for full enjoyment of the south facing far reaching views. There are four further generously proportioned bedrooms, all served by a lovely family bathroom featuring both a bath and oversized separate shower.

Adjacent to the house is Stable Cottage, which is a detached single storey annexe that lies close to the stable block. A porch/boot room leads through to a large utility room and generously proportioned open plan kitchen/living/dining room. Doors open into a double bedroom and shower room. This space is ideal for equestrian staff, dependant relative or potential income producing such as Airbnb.

Gardens & Grounds

An impressive electrically gated entrance nestled at the end of a no through lane, opens into a private stone driveway with a semi circular parking area positioned in front of the house. The front garden is attractively landscaped with raised beds planted with mature shrubs and seasonal flowers, while stone steps lead to the entrance porch.

To the side/south and rear/west of the property is a spacious stone terrace, ideal for outdoor entertaining, with steps rising to an extensive lawned garden with pathways leading to the equestrian facilities. There is a pretty enclosed duck pond and a chicken run with lies behind the stable yard.

Located to the far north of the land is the area known as “The Fishermans” which offers both paddock land with field shelter and a stunning wildlife area that has mature specimen trees with a woodland walk leading to the beautiful lake with central island, all with views of the further paddock land to the rear. A static caravan is currently positioned on site, enjoying delightful views over the lake. This area offers excellent potential for a range of future uses, subject to the necessary planning consents. Planning permission was previously granted for the construction of a log cabin to support the established shooting and fishing business in June 2015 (Application No. 15/00960/FUL). In 2025, the owners sought pre-application advice from Shropshire Council to reposition and replace the existing static caravan for the erection of holiday accommodation for ancillary use which was positively received.

The entire property is bordered by mature trees, creating a private and tranquil setting throughout.



Equestrian Facilities & Land & Outbuildings

Beestons Cottage is an equestrians dream with a full range of stabling and versatile outbuildings all centred round a large concrete yard. The facilities are in good condition and offer seven stables, one of which is foaling box size. There is a large wash bay with hot water, a feed room, large secure tack room with sink and a separate WC.

There is a large open fronted, double gated hay barn which would also make an ideal machinery store due to its great roof height. Attached to the tack room is a large store room with sink and a good sized double garage. Neighbouring the garaging is a huge workshop, with potential to be converted into further stabling as it fronts the yard. Lying to the rear of the stabling is an impressive floodlit 20m x 40m riding arena with a rubber and sand surface all with post and rail fencing. There are numerous well fenced paddocks, most with water all which have the benefit of old turf.

Location

Beestons Cottage enjoys an enviable rural setting in the North Shropshire countryside, situated close to the popular market town of Market Drayton, surrounded by attractive rolling countryside and peaceful waterways. Despite this rural location the house remains exceptionally well connected to a range of market towns, transport links and educational facilities. The thriving market town of Market Drayton lies just a short drive away and provides an excellent range of independent shops, supermarkets, restaurants, healthcare services and leisure amenities. The attractive towns of Nantwich, Whitchurch, Newport and Eccleshall are all readily accessible, whilst the regional centres of Stoke-on-Trent, Stafford, Shrewsbury, Chester, Birmingham and Manchester are within comfortable commuting distance.



For those travelling further afield, the property is well placed for rail connections. Nearby stations at Prees, Whitchurch and Nantwich provide regional services, whilst Stafford and Crewe offer direct West Coast Main Line services to London Euston. From Stafford or Crewe, journey times to London can be as little as approximately 1 hour 20 minutes, making Beestons Cottage an appealing proposition for commuters seeking an idyllic country lifestyle without sacrificing accessibility. Excellent road connections are available via the nearby A41, M54 and M6/M5 motorway networks, making the property well placed for commuting in all directions. International airports are located at Manchester, Birmingham, Liverpool and East Midlands.

The area is particularly well regarded for education, with a wide selection of both state and independent schools available. Local primary schools include Moreton Say Primary school, Norton-in-Hales Primary School and Longlands Primary School, whilst secondary education is served by The Grove School in Market Drayton, Adams' Grammar, Haberdashers' Adams and Newport High School for girls, all in Newport. Renowned independent schools within commuting distance include Adams' Grammar School in Newport, Newcastle-under-Lyme School, Ellesmere School, Shrewsbury School and Denstone College. Higher education opportunities are equally impressive, with Keele University, Harper Adams University, Staffordshire University and the University of Chester all within easy reach.

For equestrian enthusiasts, the property is ideally positioned within a region renowned for its horse-friendly countryside, with lovely quiet lane and bridleway hacking and excellent training facilities. Equestrian centres that are within a reasonable drive include Freshfields Equestrian Centre, Hadley Park, Tushingham, Reaseheath, Somerford, Southview, Llanyrnnech and Kelsall all offering first class opportunities for riders across a range of disciplines. There is also off road hacking available through the Fieldfare riding group at Lea Hall Farm, Ash Parva. The surrounding area also hosts numerous affiliated competitions, training venues and equestrian events throughout the year, making Beestons Cottage perfectly suited to those seeking a lifestyle centred around horses and country pursuits.

DISTANCES IN APPROX. MILES:
Market Drayton 5 miles, Whitchurch 8 miles, Stoke on Trent 17 miles, Shrewsbury 21 miles, Stafford 20 miles



Property Information

Postcode: TF9 3RX

What three words: troll.lively.strumming

Tenure: Freehold

EPC: House: D, Stable Cottage: D

Services: Main house: mains water, electricity, oil fired central heating, fibre to the house, septic tank drainage.

Stable Cottage: mains water, electricity, LPG fired central heating, septic tank drainage. (the water & electricity are not separately metered between the two properties)

Outbuildings: electricity, tack, large store room and wash bay with mains water.

Local Authority: Shropshire Local Authority

Council tax band: F, £3,581.87 for 2026

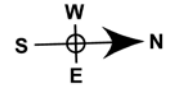
Agents Notes:

- The ariel shots and plan are for identification only and are not to be relied upon.
- Full planning permission was historically secured in June 2015 for the erection of a log cabin (application ref: 15/00960/FUL), intended to support the existing shooting and business enterprise. This cabin was not built and the permission has since expired. Instead, a static caravan has been stationed on the site and used with the business for a number of years. It may be possible to make a case that this caravan is lawful in planning terms. Furthermore, should a purchaser wish to pursue the construction of a cabin of a similar size, the council has indicated, through its preapplication advice, that it would be willing to support an application for this.
- The property is accessed via an unadopted no through lane.



Floorplan

Total Approx Floor Area 6170 sq ft (572.7 sq m)



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