



Offers in the Region of  
**£600,000**



## Pipistrelle Barn, 5 Dodecote Grange, Childs Ercall, TF9 2DN

Currently being renovated, Pipistrelle Barn will be a High-Quality, 4-Bedroom Barn Conversion with a spectacular Open-Plan Kitchen/Family Room, two En Suite Bedrooms and a Home Office – and is set in the most wonderful Rural location. No Upwards Chain.

Due for Completion September 2021.

# Pipistrelle Barn, 5 Dodecote Grange, Childs Ercall, TF9 2DN

Helping *you* move

## Overview

- Stylishly Renovated 4-Bedroom Barn Conversion
- Rural Courtyard Location with Countryside Views
- Spectacular Open-Plan Kitchen/Dining Family Room
- Large Living Room with Inglenook Fireplace
- Master Bedroom Suite & Bedroom 2 with En Suite
- Two further Bedrooms and Family Bathroom
- Under-floor Heating to Ground Floor
- Garage, Parking and Gardens.
- EPC TBC

## Brief Description

Currently being renovated to a high standard, Pipistrelle Barn will offer you spacious Family accommodation in a great rural location - yet just 6.5 miles from Newport's busy High Street, Shops and Amenities.

Set within a courtyard of other renovated Barns, to the ground floor will be an impressive, open-plan Kitchen/Dining Family Room, a spacious Living Room, Utility, Cloak Room and a large Master Bedroom Suite with En Suite and range of built-in wardrobes - all with oil-fired under-floor heating.

Stairs from the Kitchen rise up to the first floor, where you'll find three further Double Bedrooms - one of them En Suite - the Family Bathroom and Study/Home Office. All rooms will have radiators from the oil-fired central heating.

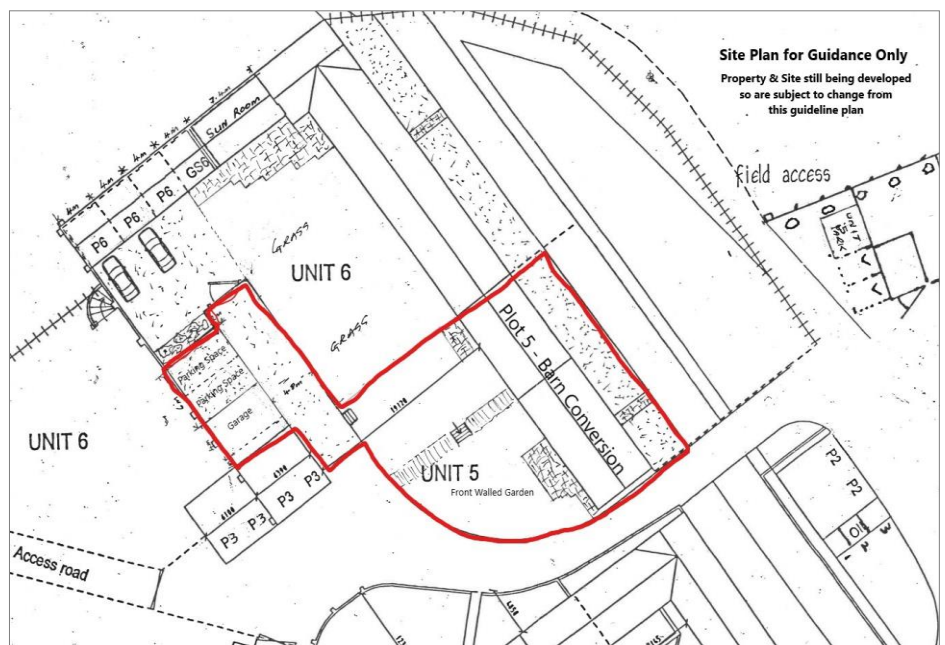
Externally, the Barn is approached along a quiet lane which leads into the private driveway, and you'll enjoy a large walled front Garden with Patio area, Garage and Parking for two further vehicles - with additional visitor Parking available.

To arrange a viewing, please call our Newport Office on 01952 820239

## Location

Plot 5, Dodecote Grange is in a lovely rural location, set down a quiet land which leads into the private drive - and is one of several high-quality Barn Conversions in what was the original farm yard. The village of Childs Ercall is 1.7 miles, and Hinstock - with a Primary School and Post Office Shop - is just 3.6 miles away.

The market towns of Market Drayton and Newport are in easy distance - and Newport, with its busy High Street, shops, boutiques and super markets, is just 6.5 miles away. A wider range of shops and facilities are available in Shrewsbury and Telford, and there's good access to the A41 for Whitchurch or the A5/M6/M54 - so the main business hubs are within 40 minutes travel.



## Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239.

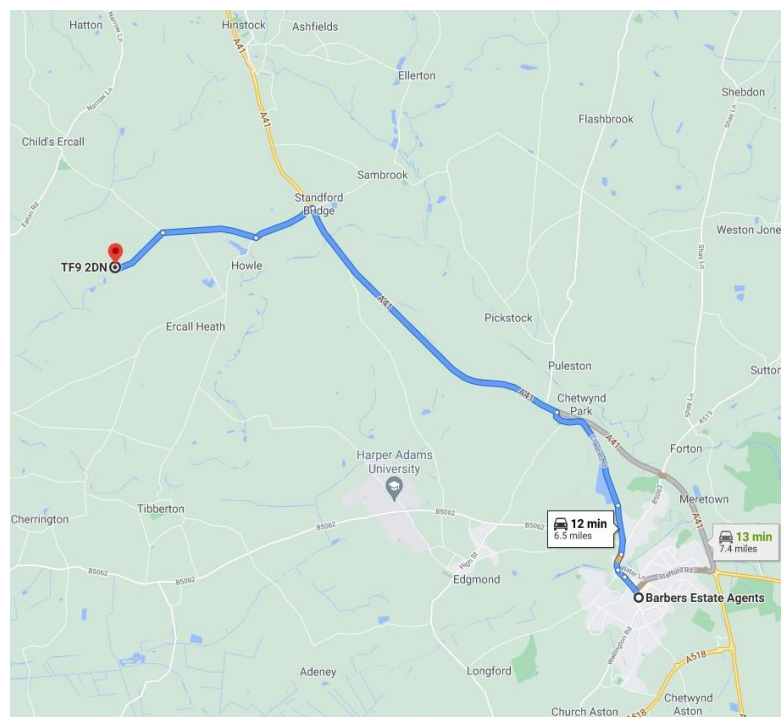
Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that there is oil-fired central heating, mains water and electricity and Treatment Plant drainage which serves all properties are available. 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.

There is an annual service charge of approximately £375.00 for the maintenance of the driveway, shared areas and septic drainage.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**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



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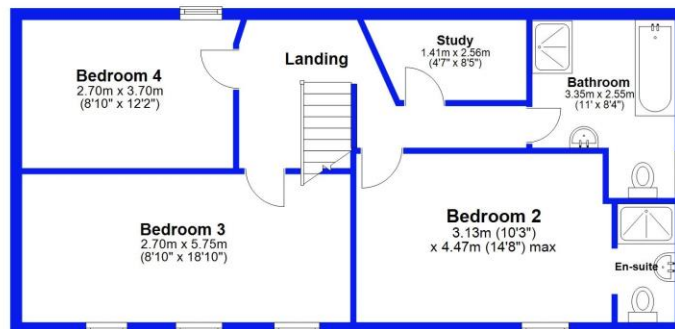
**DIRECTIONS:** The property is 6.5 miles from our Newport Office: head north along the High Street keeping the Church to your right, Shell Garage to your left and straight on up the hill at the mini-roundabout by TFM Country Store. At the T-Junction with the A41 turn left and after 2.3 miles turn left opposite Stanford Bridge Garage (it sells birdseed). Just after the farm on your left, turn right towards Childs Ercall and after 0.8 miles turn left where you see the property sign and follow the lane which becomes the driveway down to Dodecote Grange Barns where the property is located.

**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. We may use an online service provider to also confirm your identity.

## Ground Floor



## First Floor



Please Note: the property is still being renovated so there may be minor changes before completion

Total area: approx. 191.9 sq. metres (2065.3 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes were measured and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.  
Plan produced using PlanUp.

**5 Dodecote Grange Barns, Childs Ercall, Market Drayton**

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**NEWPORT BRANCH 30 High Street, Newport,  
TF10 7AQ | Tel: 01952 820239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)**



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.