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## Features

- Four Bedroom Detached Farmhouse
- Stunning Gardens and Grounds of Approx. 3.75 Acres & Over 5,000 sq.ft of Barns and Garages
- Entrance Hall, Study, Sitting Room, Drawing Room, Breakfast Kitchen, Utility, Cloaks/WC
- Four Double Bedrooms, Two Bathrooms
- Extensive Lawned Garden, Patio Terrace, Kitchen Garden, formal Herbaceous Walk
- Woodland Garden, Parkland with Wildlife Ponds, Paddock and Wildflower Meadow

## BRIEF DESCRIPTION

Manor Farm House is a very special property, offering you a beautifully modernised Four Bedroom Farm House with a pretty rose and lavender turning circle to the front, Barns, Outbuildings and the most incredible Garden and Grounds of approximately 3.75 acres.

As you turn in through the front five-bar gate the property makes a great first impression

with traditional stone and brick barns to your right, lawns to the left and the central rose and lavender turning circle all framing the house itself. Steps down, lead you to the front door which opens to the Hallway which has the original features you'll find throughout the property.

To your right is the farmhouse-style Kitchen with an excellent range of Shaker-style units

with polished granite work surfaces, double Belfast sink, an electric four-oven Aga and an integrated fridge and dish washer. Off the Kitchen is a large Utility/Boot Room with oak units with granite work surfaces over, an electric Range Master with ceramic hob, the oil-fired boiler, walk-in pantry, a door to the ground floor WC and a further door to an enclosed courtyard which is perfect for muddy dogs!





Returning to the Hallway there's a door to the Study and then a further door opens to the light and welcoming Drawing Room which has the most wonderful inglenook fireplace with an oak mantle over the log burning stove, beams to the ceiling, French doors out to the rear Garden and stairs up to the main Landing. There's an inner Hall, with door to the Garden and further stairs to the first floor, that leads to the Sitting Room - a lovely cosy space, with a log burning stove, built-in bookshelves and a window seat overlooking the Garden. Completing the ground floor accommodation is the Dining Room with dual aspect windows and a further log burner set in a feature fire surround.

To the first floor you'll find four Double Bedrooms and two Bathrooms. Set around the main Landing is the Principal Bedroom which has dual aspect windows and a walk-in wardrobe, Bedroom Four and the Family Bathroom. Bedroom Two is another generous Double Bedroom which can be accessed from the main Landing and shares a spacious Jack & Jill Bathroom with shower and roll top bath with Bedroom Three. Both Bedroom Three and the Bathroom can be accessed via the second staircase.







The Gardens and Grounds here really need to be explored to appreciate everything on offer! Part of the Garden is divided up into 'secret gardens' - a woodland garden, kitchen garden, shaded glade and the prettiest of herbaceous walks that are a riot of colour in summer. To the rear of the property is a large patio entertaining space and huge lawn with space for a children's play area, and a post-and-rail fence divides it from the parkland garden with mature specimen trees and two wildlife ponds. Beyond this are two the Paddocks. The main Paddock has mown footpaths through the grass, and the smaller one has been left to mature as a wildflower meadow with a spiny wilderness area leading down to the brook. This really is the most wonderful Garden to explore.

Completing the property is an extensive range of Barns and Outbuildings including the original stables that are now presented as storerooms and office space, double Garage, and a huge steel-framed barn which would easily accommodate 8-10 vehicles and has been used as an indoor play area, with further storerooms off and a loft space. In total, the Barns and Outbuildings offer you an incredible 5,000+ sq ft of valuable storage and covered areas.



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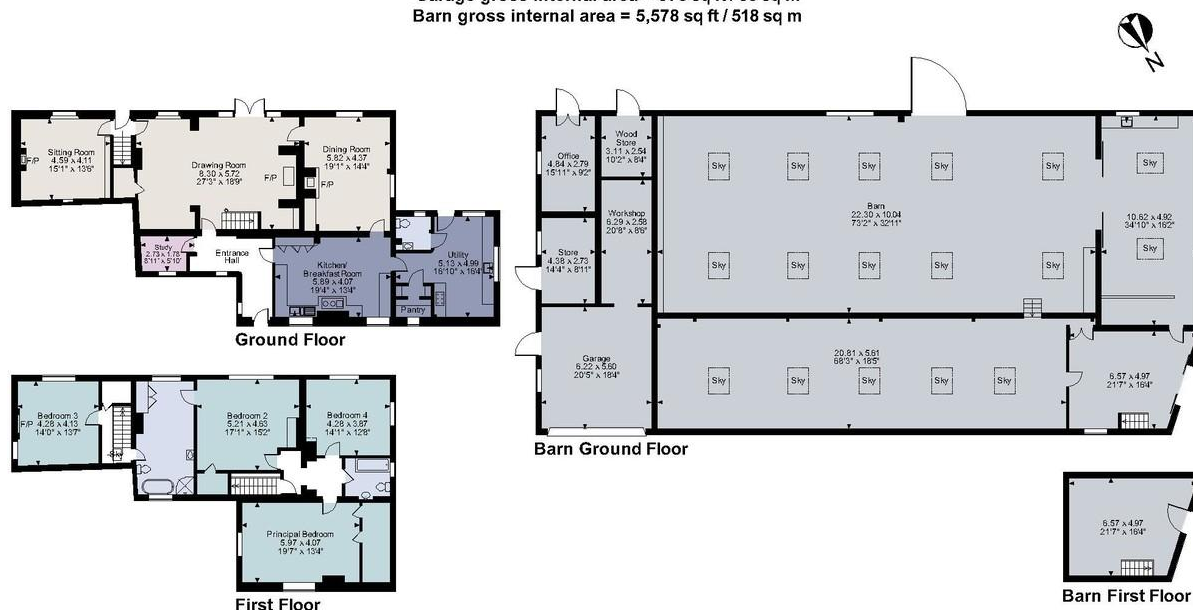
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**Manor Farm House, Market Drayton**  
 Main House gross internal area = 3,239 sq ft / 301 sq m  
 Garage gross internal area = 375 sq ft / 35 sq m  
 Barn gross internal area = 5,578 sq ft / 518 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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**DIRECTIONS:** Leave Market Drayton on the A53 towards Shrewsbury and at the Tern Hill roundabout, turn left on the A41 towards Newport. Continue on this road passing through Rosehill and then take the third turning on the right opposite Tern Valley Cars onto Yew Tree Lane. Carry on along this road and just before a sharp left-hand bend you'll see the gates to the property on the left-hand side.

**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 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. The property is Freehold, with an **EPC Rating of G** and is **Council Tax Band G**. We are advised that mains water, septic tank drainage and electricity are available with oil fired central heating. For Sale by Private Treaty. Barbers retain the copyright to all images and content of this brochure and the online listing. To comply with Anti Money Laundering Regulations all intending purchasers will be required to produce the required IDs and documentation before a sale can be agreed. Full fibre broadband is available in the village, but we recommend you check internet services at the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>. Full details and information are available on the property listing a [www.barbers-online.co.uk](http://www.barbers-online.co.uk) or you can call us on 01630 653641 with questions or to arrange a viewing.



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