



Helping *you* move



12 Adderley Hall Barns, Adderley, TF9 3TE

A stylishly presented Four-Bedroom Semi-Detached Barn Conversion set at the heart of the stunning grounds of Adderley Hall Barns, with an impressive Open Plan Dining Kitchen, private Garden, Double Garage plus Driveway Parking.

Offers In Region Of
£485,000

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Overview

A Four-Bedroom Semi-Detached Barn with Private Gardens

- Seven Acres of Communal Grounds with Tennis Courts
- Entrance Hall, Lounge with Log Burner, Sitting Room/Snug
- Impressive Open Plan Dining Kitchen, Utility/Boot Room, WC
- Principal Bedroom with Juliette Balcony, luxurious Bathroom
- Front and Rear Gardens, Large Double Garage with Workshop space, Driveway Parking
- Council Tax Band - E, Energy Rating - C



Brief Description

To the ground floor is the Entrance Hall with a large cupboard, and to your right is a generous Lounge with a log burner, and to your left is the Sitting Room/Snug. The stunning Dining Kitchen has a good range of fitted units complemented by granite work surfaces, a fitted range cooker, integrated dishwasher, central island and bi-folding doors, plus a large Utility Room and Guest WC. A door provides access to the substantial wooden-framed Double Garage with workshop space. To the first floor, the landing gives access to four well-proportioned Bedrooms. The Principal Bedroom has a Juliet balcony, while the remaining Bedrooms offer excellent flexibility, with Bedroom Four currently presented as a Hobby Room. Completing the accommodation is a luxurious family Bathroom, fitted with a walk-in shower and separate bath. Externally, the property has a private rear Garden, an open garden area to the front, and Driveway Parking for several vehicles in front of the double Garage. There is also a private EV charging point.

Location

Adderley is a rural village between Market Drayton and Audlem on the Shropshire/Cheshire border. The village itself has a well-regarded Primary School, Church and Village Hall with Bowling Green. The closest shops are in Audlem with a Post Office, Co-Op Local, Doctors' Surgery, Pharmacy, Primary School, a number of Pubs and Cafes and a Fish & Chip shop.

More facilities and amenities are available in Market Drayton, with Nantwich and Whitchurch being an approximate 20 minute drive.



Your **Local** Property Experts

01630 653641



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity services are available, with LPG central heating. 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.

LOCAL AUTHORITY: Shropshire

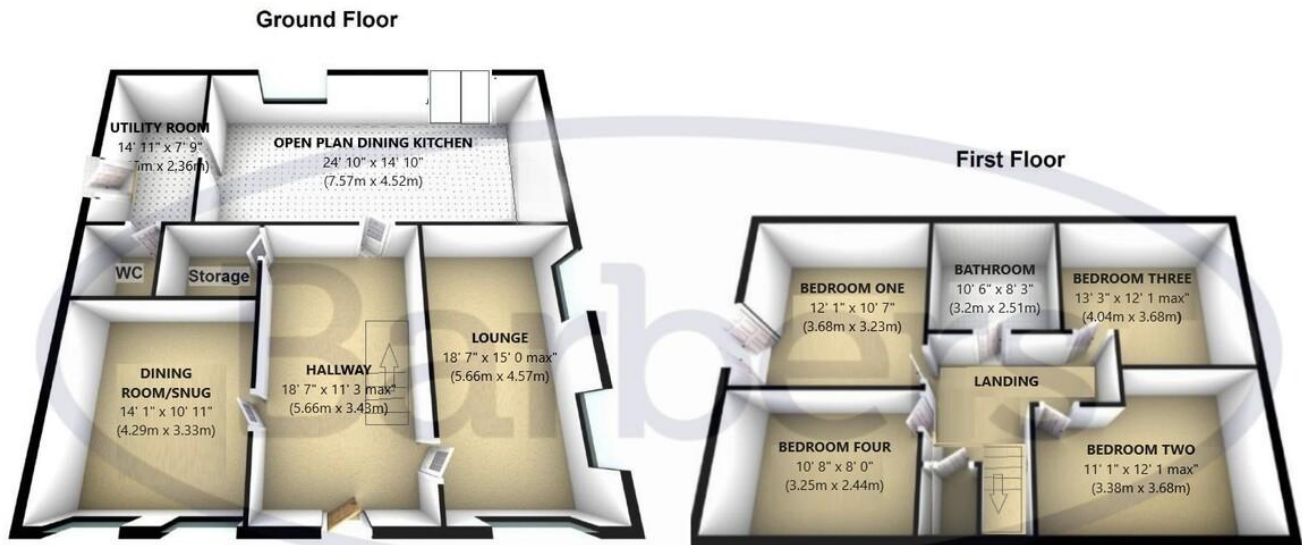
TENURE: We are advised that the property is Freehold. This will be confirmed by the vendor's solicitor.



DIRECTIONS: From Market Drayton take the A529 to Adderley and, directly opposite the Primary School, turn left through the gates to Adderley Hall and follow the driveway around to the left. Keep to the left of the courtyard and follow the drive round to the right where the property is on the right and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, please call our Market Drayton office for an appointment with our Independent Mortgage Advisor

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only
All measurements and the placement of Fixtures and Fittings are approximate



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! Tel: 01630 653641**

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.

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