



Shorthorn Barn, Dodecote Drive,

Childs Ercall, TF9 2DN

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**Shorthorn Barn, Dodecote Drive, Childs Ercall, TF9 2DN**

**Freehold – Offers in the Region of  
£765,000**

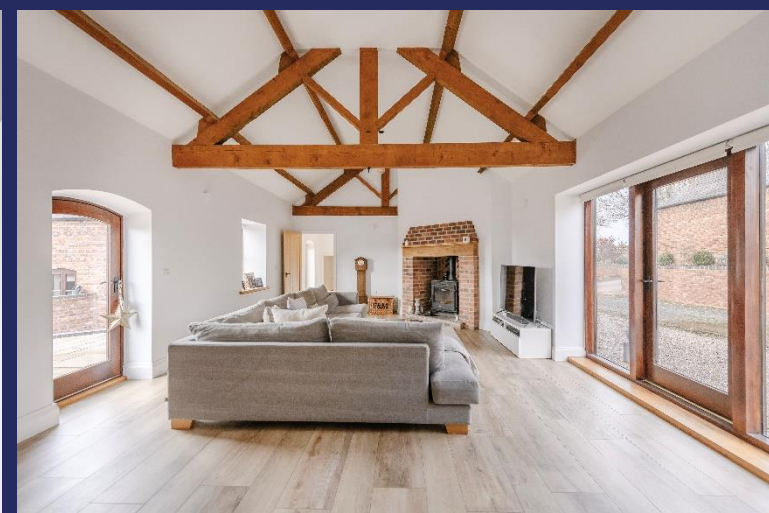


## Features

- Spacious Barn Conversation
- Set in a Lovely Rural Setting and Approached over a Private Road
- Four Bedrooms, Main Bedroom with En-Suite and Dressing Area
- Kitchen/Dining Room, Utility Room, W.C. Cloaks
- Snug, Sitting Room, Office, Electric Vehicle Charging Point

- Bedroom Two with En-Suite and Bedroom Three with Dressing Area and En-Suite
- Family Bathroom, Play Room, Downstairs Under Floor Heating
- Garage, Parking and Storage Area
- Rear Gardens with Paved Patio and Walled Boundary
- Council Tax Band E and EPC Rating - TBC





## BRIEF DESCRIPTION

Presenting an exceptional contemporary marvel, this extraordinarily spacious Barn Conversion is nestled within a quaint enclave of similarly opulent residences, all gracing the picturesque grounds of the historic Dodecote Grange. Surrounded by breath taking countryside vistas, this property offers an unrivalled lifestyle of modern luxury.

Step into the home, and you'll be greeted by impeccably designed living spaces. The heart of this residence is a spectacular Kitchen, the stunning Sitting Room exudes elegance, complemented by a cosy Snug and a well-appointed Office, providing versatile spaces for both relaxation and productivity.

The Main Bedroom, a sanctuary of comfort, boasts an En-Suite Bathroom for added convenience. Three additional generously sized Double Bedrooms offer ample accommodation, each thoughtfully designed for comfort and style. A dedicated Play Room adds a touch of whimsy to this sophisticated home, while an extra En-Suite and a family bathroom ensure that every member of the household enjoys the utmost luxury.





Outside, the property welcomes you with Parking directly at the front, making daily life effortlessly convenient. The very pleasant Gardens, bordered by a beech hedge, provide a serene backdrop for outdoor activities and relaxation. Bedrooms 1 and 3 feature Dressing Areas, adding a touch of opulence to daily routines. The presence of two En-Suites, a Garage, and additional Storage Areas further enhance the practicality and allure of this remarkable residence. Immerse yourself in the epitome of modern living, where every detail is thoughtfully crafted for the discerning homeowner.

**LOCATION**

Shorthorn Barn, Dodecote Drive is in a lovely rural location, set down a quiet lane 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. The property also has the benefit of being in the catchment area for Newport Girls High School.



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**TO VIEW THIS PROPERTY:** 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

**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 Standford 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.

**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.

**SERVICE CHARGE:** There is a management charge which is currently £1,000 per annum and this fee covers maintenance of shared areas - grounds and treatment plant drainage. It also covers if anything were to happen to the treatment plant drainage and then there is enough money for repair and accountancy fees.

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

**EPC RATING - TBC**

**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.

**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. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

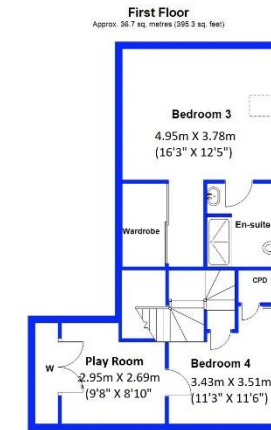
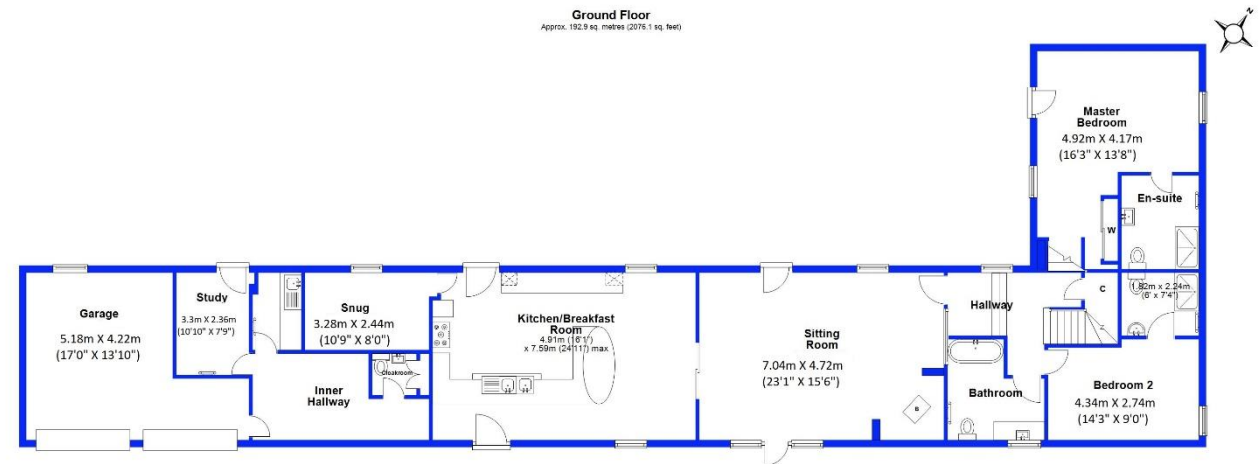
**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

**BROADBAND AND MOBILE:** We have been advised that the broadband at the property is supplied by ADSL/Cable/FTTC/FTTP. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**METHOD OF SALE:** For Sale by Private Treaty.







Total area: approx. 229.6 sq. metres (2471.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All dimensions have been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes, where stated, are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for guidance only. This floor plan is not to be taken as a basis for any contract and shall be void if it is not signed and sealed by the seller.

Shorthorn Barn, Dodecote Drive, Childs Ercall, Market Drayton

**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.



**NEWPORT**  
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