



Helping *you* move



## 4 Grange Barns, Woodseaves, TF9 2LN

This character Four Bedroom Barn Conversion has an impressive Dining Living area with stone flooring, spacious Dining Kitchen and a Principal Bedroom Suite with Dressing Area and En Suite.

Offers In Region Of  
**£475,000**



## Overview

- Four Bedroom Character Barn Conversion
- Lounge/Dining Room with Log Burner
- Spacious Dining Kitchen, Utility
- Home Office/Bedroom Four
- Master Bedroom with Dressing Area and En-Suite
- Guest Bedroom with En Suite, Family Bathroom
- Courtyard Garden, Off Road Parking
- Council Tax Band – E
- EPC Rating - TBC



4 Grange Barns is one of a select development of Barn Conversions set around a large Courtyard and offering you spacious Living Accommodation and a Principal Bedroom Suite with Dressing Area and Full En Suite. The property overlooks the attractive shared courtyard at the rear, with the Parking located directly to the front of the property, where you will find a private walled garden with paved seating areas and lawn. As you enter into the lovely country style Dining Kitchen which is a generous room with an excellent range of units, double Belfast sink, space for a DeLonghi double oven with extractor hood over and an integrated dishwasher. Off the Kitchen is the Utility/Boot Room with plumbing for your washing machine and the oil-fired central heating boiler. Steps lead up to the large open plan Lounge/Dining room, with a polished stone floor and log burning stove which is very much the heart of the home and a great entertaining space. A door then leads to an inner Hall off which is a Bathroom and two Double Bedrooms - one of which is currently used as a Home Office. Stairs to the first floor open to a Landing/Reading area and the Guest Bedroom has built-in wardrobes and an En Suite Shower Room, and the Principal Bedroom also built-in wardrobes plus a Dressing Area and smart En Suite with roll-top bath and walk-in shower. Externally, there's a pretty rear Courtyard with Patio area and a gate leads through to your Parking Area which gives you parking for 2 cars. There is also an additional parking space on the way into the development, on the verge next to the bus stop.

## Location

The property is in the hamlet of Woodseaves, just three miles from the popular market town of Market Drayton and 4 miles from the village of Hinstock.

Market Drayton is a busy market town with a High School, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops and Supermarkets. There's a good range of sports clubs including Squash, Tennis, Cricket and Football.

A wider range of shops and facilities can be found in Shrewsbury and Newcastle-under-Lyme, and the A41 links to Newport and Whitchurch.



Your **Local** Property Experts

01630 653641

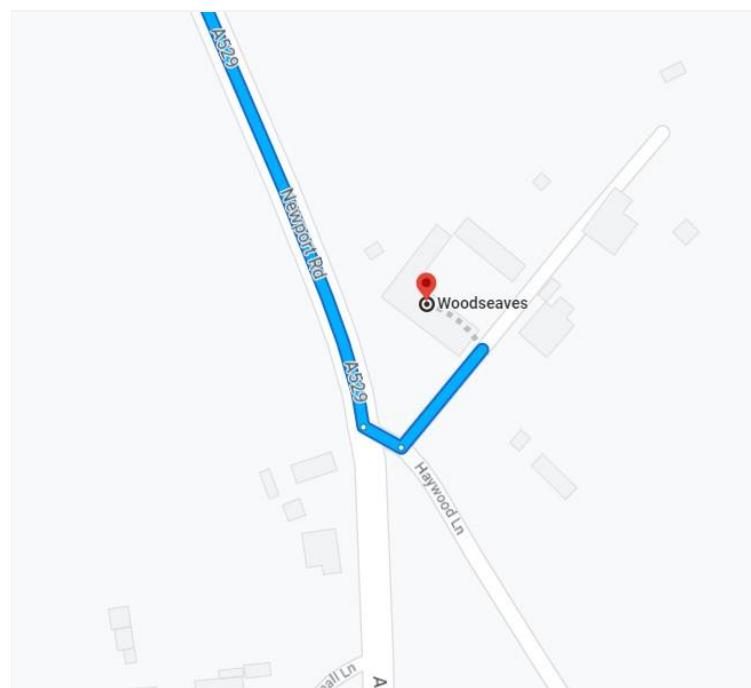


### Useful Information

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

**SERVICES:** We are advised that mains water and electricity are available, with oil-fired central heating and septic tank drainage.. 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 Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road. Pass the Four Alls Pub and in the hamlet of Woodseaves turn left signposted for Cheswardine just by the timber bus stop. Turn immediately left onto the land and then left again into your parking area - and access the property through the gate to the front garden.

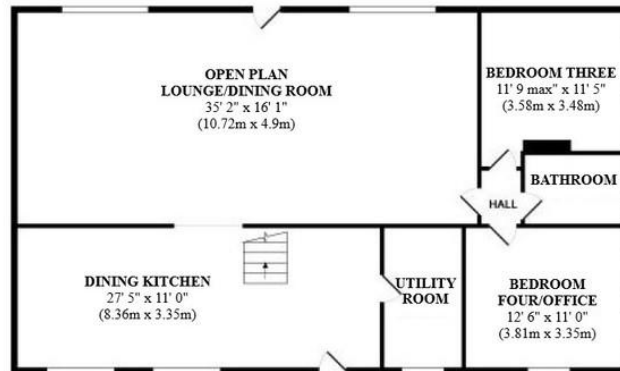
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are 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.

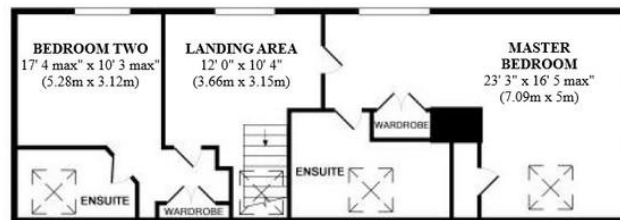


# Helping *you* move

**FLOOR PLAN**  
Not to Scale  
Use as a Guide Only



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 12/07/13



## 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,  
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Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)**

