



The Old Barn | Sutton Road | Tern Hill |
Market Drayton | TF9 2JH

Helping *you* move





FEATURES

- Beautifully Presented Detached Barn Conversion
- Impressive, Extensive Gardens
- Dining Kitchen leading to Garden Room
- Lounge with Inglenook Fireplace, Home Office
- Master Bedroom with Ensuite
- Two Further Bedrooms, Bathroom
- No Upward Chain, EPC Rating - D

PROPERTY OVERVIEW

Set in a large Garden plot, this impressive Barn Conversion is beautifully presented with solid oak doors, exposed timbers and beams, and high-quality fittings throughout. The Entrance Hall leads to the WC/Cloakroom and then to the Home Office and Dining Room - and both rooms have French doors out to the Walled Garden.

The Lounge is a light and spacious room with a feature brick-built fireplace housing a cast iron gas fire and, having French Doors to the Conservatory Garden and windows to the front and side gardens, this room is flooded with light throughout the day. The high specification Kitchen has space for a large kitchen table, six-burner Range Master Aga Cooker which is included in the sale, integrated dishwasher and fridge. An archway from the Kitchen opens to the P-Shaped Garden Room which overlooks the pretty Conservatory Garden - making this another really welcoming entertaining space.



Completing the ground floor is the Utility Room with plumbing for your washing machine and space for a fridge/freezer.

To the first floor there's exposed timbers and beams throughout. The spacious Master Bedroom has a newly refitted En Suite with custom-made oak fittings, solid oak flooring and double power shower - and the main Bathroom is also fitted to the same high standard. Bedroom Two is a large double with feature port-hole window - and Bedroom Three is a further double room.

Externally, this property really is something special! The driveway sweeps through large lawned Gardens with mature borders and specimen fruit trees. There's a double timber framed cart shed with light and power and ample additional parking.

To the rear of the property is the Walled Garden with patio, lawn and gravelled area, and to the side is the Conservatory Garden with paved patio and steps up to the lawn area. To the far side of the driveway is the Kitchen Garden - a large





Vegetable Garden, with Green House and a Container for that all-important garden storage!

The Barn is currently set out as a Three Bedroom property, but two ground floor rooms could easily be used as Bedrooms – so the property has the potential to offer you Five Bedrooms. There is also space to the left of the main driveway that would be large enough for an Independent Annex. This property really does need to be viewed to appreciate the size of the Garden and the high-quality presentation of the Barn itself. To arrange a viewing, please contact our Market Drayton office on 01630 653641.

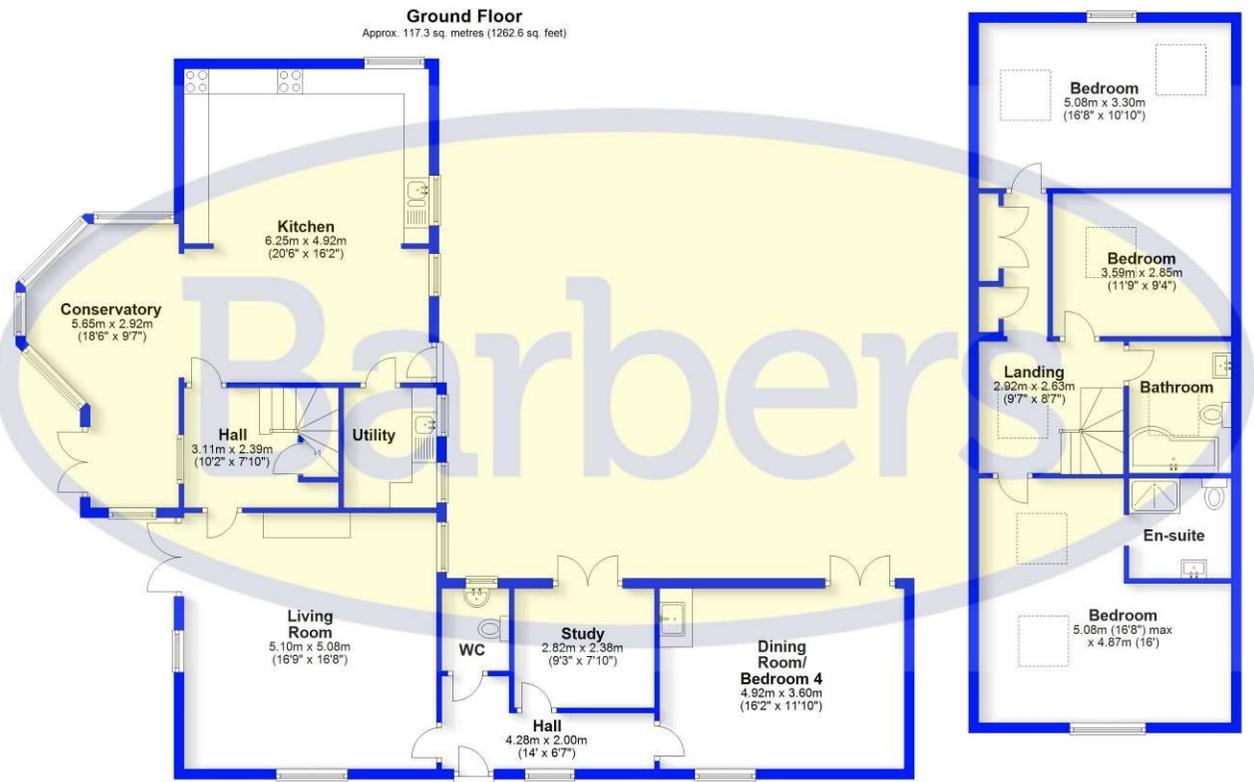
DIRECTIONS

From Market Drayton, take the A53 towards Shrewsbury. At Tern Hill roundabout turn left on the A41 and, after approximately 0.5 miles, you'll pass the Army Barracks and RAF Base on your right and then turn left on Sutton Road - the property is the second driveway on your right with double black gates.



Call 01630 653641 to Arrange a Viewing





Total area: approx. 188.1 sq. metres (2024.2 sq. feet)

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



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