



Helping *you* move



Flat 3 Styche Hall, Sytche, TF9 3RB

A beautifully presented, light and spacious Three Bedroom Second Floor Apartment in an historic Grade II Listed Georgian Manor House, that's set in over eight acres of communal Gardens and Woodland.

Offers In Region Of
£300,000

Flat 3, Styche Hall, Styche, Nr Market Drayton, TF9 3RB

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Overview

- Three Bedroom, 2nd Floor Apartment in a Grade II Listed Georgian House
- Set in 8.53 acres of Communal Gardens and Woodland
- Shared Entrance Hall, Allocated Parking
- Entrance Hall, Living Room, Dining Kitchen, Three Double Bedrooms, En Suite, Bathroom
- Leasehold with 956 Years Remaining
- Council Tax Band – C
- Energy Rating - E



Brief Description

The apartment is on the second floor and, on entering the apartment into the Hallway, which has a walk-in store cupboard and loft access, and the Principal Bedroom with En Suite Shower Room is to your left and to your right is the impressive Living Room which has a lovely feeling of light and space, a log burner and a huge bay window overlooking the gardens.

Off the Inner Hall is the Dining Kitchen with an excellent range of units with contrasting work surfaces, a central island with oven and induction hob, and integrated washing machine, tumble dryer, dishwasher and fridge freezer, and a log burner set in an inglenook fireplace. Bedrooms Two and Three both have views out towards the lake, and completing the accommodation is the Bathroom which has a free-standing bath and double shower. There's a large, insulated and part boarded loft and the apartment also has allocated space in the large Cellar that runs under the Manor House.

Externally, Styche Hall sits in a wonderful 8.54 plot that is available for all residents to enjoy - including a woodland and the opportunity to lease a private garden area.

Location

Styche is a hamlet to the edge of Market Drayton - a busy market town with a weekly street market every Wednesday whose charter dates back to 1245. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists and a range of Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.



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 electricity and water are available, with septic tank drainage and wall-mounted infra-red electric bar heaters. 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
Tel: 0345 678 9002

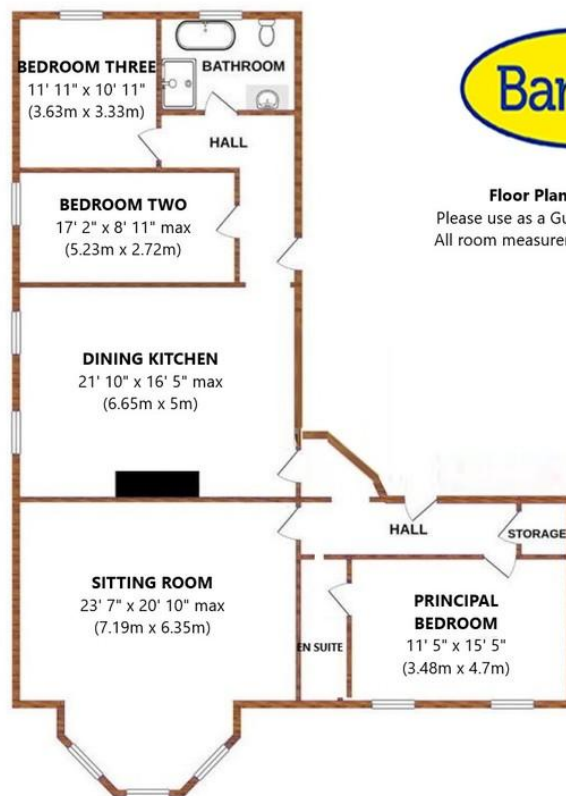
TENURE: Leasehold



DIRECTIONS: From the Gingerbread Rounabout take the A529 Adderley Road and after 0.5 miles turn left, and then keep left into Longslow where you turn right and then right by the farm on the long driveway to Styche Hall.

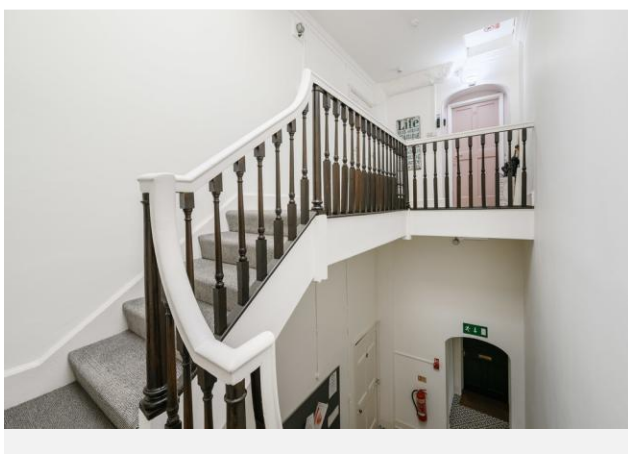
INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

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.



Floor Plan - Not to Scale

Please use as a Guideline to Layout Only
All room measurements 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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