



Helping *you* move



## Flat 1, Styche Hall, TF9 3RB

A wonderful light and spacious First Floor Three Bedroom Apartment in this impressive Country House that has been nicely updated throughout whilst retaining much of the original character, with private Garden area, wonderful Countryside Views and plenty of Parking.

Asking Price Of  
**£265,000**

## Overview

- First Floor Three Bedroom Apartment in a stunning Country House with No Upward Chain
- Set in 8 acres of Communal Gardens and Woodland, with private Garden area
- Entrance Hall, Dining Kitchen, Drawing Room with Bay Window and Marble Fireplace
- Principal Bedroom with Juliet Balcony and modern En Suite, Two Further Bedrooms, Bathroom
- Council Tax Band - C , Energy Rating - E



## Brief Description

The apartment's main door opens to the Hallway where you get the first taste of the high ceilings with feature coving, original doors and the oak floors that you'll find throughout the property. There's a large Dining Kitchen which has its original fireplace with a multi-fuel stove, a good range of Shaker-style kitchen units, a Range Master electric oven with extractor fan over, space for a tall American-style fridge freezer and your washing machine. The Sitting Room has a wonderful bay window overlooking the communal parkland garden, and the Principal Bedroom which has a Juliet balcony overlooking the gardens and a stylish En Suite with walk-in shower.

Completing the accommodation are two further Bedrooms - both with sash windows and Bedroom Two has a mezzanine that is currently used as a Home Office but is large enough for a double bed, and the main Bathroom with shower and bath. You have two allocated Parking spaces, plus guest spaces, a private garden area and access to the extensive grounds.

## Location

Styche Hall is set in a rural hamlet, along a long drive, that's approximately two miles from 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](mailto:marketdrayton@barbers-online.co.uk)

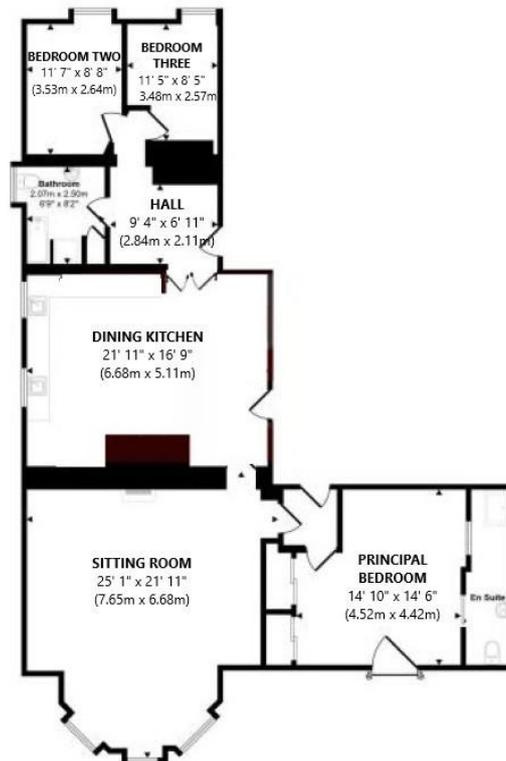
**SERVICES:** We are advised that mains electricity and water are available, with domestic Treatment Plant drainage and electric storage heaters plus multi-fuel stoves to the Kitchen and Sitting Room, and an electric unvented hot water cylinder. Barbers have not tested any apparatus, equipment, fittings etc., or services to this property, so cannot confirm that they are in working order or fit for purpose. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.



**DIRECTIONS:** From Market Drayton, take the A53 towards Tern Hill and go over the first roundabout and turn right on Longslow Road. Follow this lane for approximately 3.1 miles until you see a sign for Styche Hall and turn left here passing the farm and walled garden to the main house where you can park to the side of the property.

**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.



**This Floor Plan is Not to Scale**  
Please use as a Guideline to Layout only  
This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any minor variations or misstatements. Details of items such as built-in fixtures are representative only and may not look like the real items. Made with SketchUp 2015.

**TENURE:** We are advised that the property is Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion. The lease was granted on 31 of March 1982 for 999 years from 1st January 1982 so has 956 years to run.

Service Charges are currently: 1) to the Management Company for maintenance of the grounds, building and common areas £185 per month and 2) Annual Building Insurance - this has been paid by the vendor in July 2025, will cover the property for a year. These charges may be subject to change. Plus £5 per annum ground rent.

Each Leaseholder is a member of Styche Hall Management Co. Ltd (The Freeholder). This Management Co., is self-managed by the Leaseholders who are also the Directors of the company and there is currently a reserve fund of approximately £38,000 held for emergencies.

There is the option to obtain a license for dedicated use of the private garden space, the portion of the cellar and the garden store, subject to a one-off admin fee of circa £290, due on completion. The licence runs for the period of your ownership of the property.

A fee of £75 plus VAT will be payable by the buyer on completion for Notice of Transfer. New owners enter into a Deed of Covenant with Styche Hall Management Co. Ltd to agree to abide by the terms of the lease. There are also policies in relation to Pet Ownership and individual dedicated garden spaces.

## Selling your home?

If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**.  
**Get in touch today! Tel: 01630 653641**

**BARBERS ESTATE AGENT:** Tower House, Maer Lane,  
Market Drayton, Shropshire TF9 3SH  
Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)



**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.