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Features

- A Beautifully Presented Five Bedroom Detached Farmhouse on a large Garden Plot
- Full of Character in a Semi-Rural Location
- Family Room with Bi Fold Doors to the Garden, Open Plan Dining Kitchen, Study, Snug and Home Office
- Principal Bedroom & Guest Bedroom with En Suites, stylish Family Bathroom
- Garage, Driveway Parking

Property Overview

A beautifully re-imagined Grade II listed farmhouse, originally dating back to 1664, this exceptional home combines centuries old character with the comfort and efficiency of modern living.

Meticulously restored throughout 2019–2020 by an award winning developer, the property now offers a rare harmony of open plan

family spaces, underfloor heating, high grade insulation, and a wealth of retained period features, including exposed structural beams and original stonework.

At the heart of the ground floor is an impressive Family Room with bi fold doors opening directly to the rear Garden. This flows into a superb Open Plan Kitchen and Dining Room and the bespoke Kitchen

features granite worktops, integrated Neff appliances, a five-ring induction hob, double oven and grill, fridge freezer, dishwasher, and a built-in sound system. A peninsula with breakfast bar subtly defines the Kitchen from the Dining area, where two sets of bi fold doors create a seamless connection to the garden making this a wonderful family and entertaining space.



Two additional Reception Rooms sit to the front of the house, each showcasing original exposed stone chimney breasts. A Utility Room with access to the Cellar and a ground floor W.C. complete the layout on this level.

The first floor is anchored by a luxurious Principal Suite, featuring a beautifully appointed En Suite Shower Room and a striking bridge landing leading to a Walk In Dressing Room. Three further Double Bedrooms are served by a stylish Family Bathroom. The second floor offers a generous Double Guest Bedroom with its own En Suite, creating an ideal private retreat.

The property is approached via electric gates from Dorrington Lane, leading to a detached brick and tile Garage with planning permission for conversion into a games room with mezzanine and garden access. The grounds extend to just over half an acre, predominantly laid to lawn with mature hedging and a substantial garden storage building.

Positioned in the semi-rural setting of Dorrington Lane, the home enjoys the tranquillity of countryside living while remaining within walking distance of local pubs and the amenities of Woore village. This is a truly remarkable property offering a depth of features and craftsmanship that can only be appreciated through a personal viewing.



TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH. T el: 01630 653641 or email: marketdrayton@barbers-online.co.uk

LOCATION: The property is located between the villages of Knighton and Woore, and there's a footpath that brings Woore within walking distance. Woore is a highly popular village on the Shropshire/Cheshire/Staffordshire borders with a Primary School, Village Store with Post Office, Pub, Village Hall, Cricket Club and Tennis Club. Nearby Villages of Madeley, Audlem and Loggerheads have mini-supermarkets, local shops, pubs and facilities. The larger towns of Nantwich, Market Drayton and Newcastle-under-Lyme offer you a greater mix of shops, cafes, schools and facilities. M6 J15 & 16 are approximately 25 minutes' drive.

DIRECTIONS: From Market Drayton take the A53 towards Newcastle under Lyme. Stay on the A53 for roughly 3 miles. Look for signs toward Woore, turn left onto Dorrington Lane where the property can be identified by our For Sale board.

AML REGULATIONS: We are required by law to conduct Anti-Money Laundering checks on all those buying a property. These checks carried out on our behalf by MoveButler for a non-refundable fee of £30 (incl. VAT) per buyer.

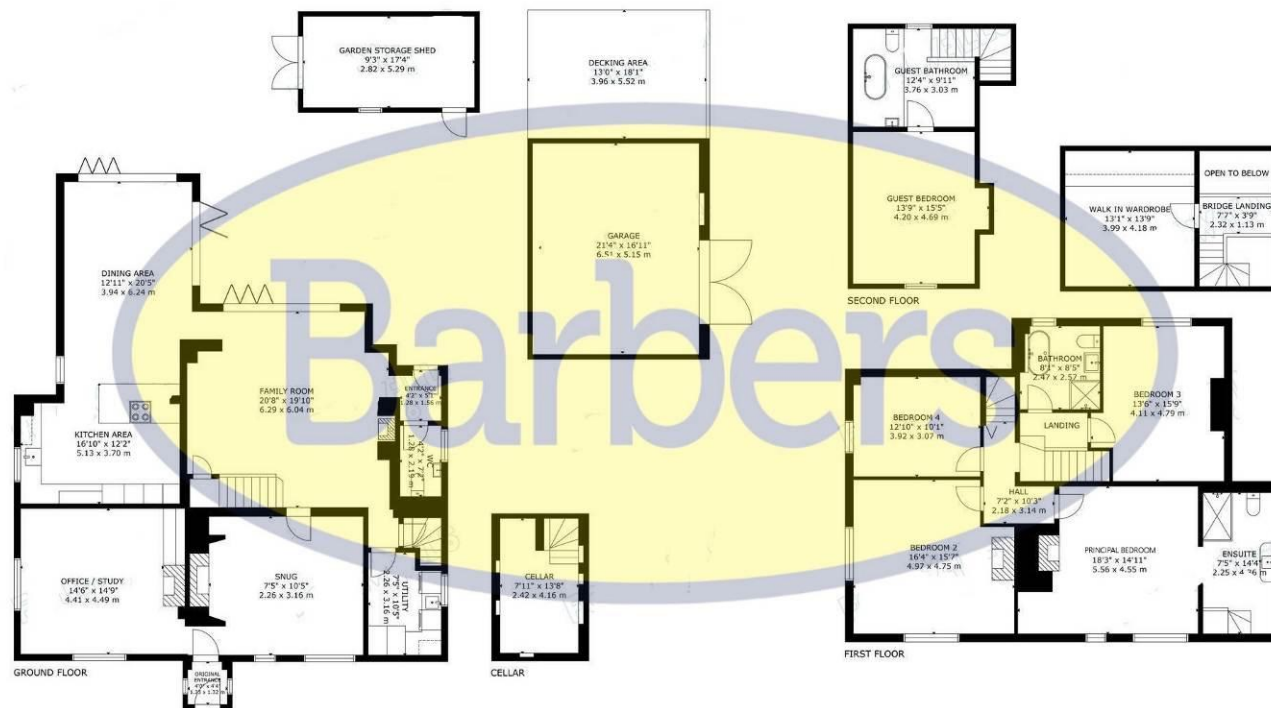


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This Floor Plan is Not to Scale
 Please use as a Guideline to Layout Only

GRUSS INTERNAL AREA
 TOTAL: 318 m²/3,430 sq.ft

CELLAR: 10 m²/108 sq.ft, GROUND FLOOR: 147 m²/1,587 sq.ft
 FIRST FLOOR: 107 m²/1,157 sq.ft, SECOND FLOOR: 54 m²/578 sq.ft
 EXCLUDED AREAS: GARDEN STORAGE SHED: 15 m²/161 sq.ft,
 GARAGE: 34 m²/361 sq.ft, DECKING AREA: 22 m²/233 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

BARBERS COPYRIGHT: for all images and descriptions remains with Barbers **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. **COUNCIL TAX BAND:** F -Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002 **ENERGY RATING:** The full Energy Performance Certificate (EPC) is available for you to download by clicking the link on this listing or by using the postcode to search at: www.gov.uk/find-energy-certificate **SELLING YOUR PROPERTY?** Please contact us for a No Obligation Property Appraisal by our experienced and qualified Valuer.



MARKET DRAYTON SALES TEL: 01630 653641
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