



Gardeners Cottage Farmhouse
Buntingsdale, Market Drayton

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Gardeners Cottage Farmhouse

Buntingsdale
Market Drayton
TF9 2EW

Market Drayton town outskirts 0.5 mile | Shrewsbury 19 miles
Nantwich 15 miles | Telford 19 miles | Newcastle Under Lyme 16 miles
Crewe station 19 miles | Stafford station 23 miles | M6 (J 15) 18 miles

A totally unique conversion offering fantastic family accommodation with the benefit of a separate, self-contained flat

Idyllic, peaceful, rural location close to town

Impressive, light, airy and versatile accommodation

Large sitting room, attractive orangery

Well-equipped, modern kitchen, cellar, utility

Four bedrooms, three with en-suite facilities, family bathroom

Triple garage with self-contained accommodation above

Fabulous gardens with duck pond

Option to rent further land, approximately 3 Acres (1.2 Ha)

Viewing highly recommended to appreciate this unique property

No onward chain

1.67 Acres (0.68 Ha) in all



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The Location

Gardeners Cottage Farmhouse is situated in a charming small community just half a mile from the outskirts of the thriving market town of Market Drayton which is conveniently situated on the border of Shropshire and Staffordshire. Ideally located for commuters working further afield, the M6 is a mere 16 miles away, the county town of Stafford has a main train link to London and there are a number of international airports within a 90 minute drive. However, the tranquil location make it perfect for those wishing to enjoy a peaceful life in beautiful countryside.

Market Drayton itself has a wide range of amenities including schools, specialist farm **shops, supermarkets, leisure facilities and doctors' surgery.** Within a 20-mile radius are Nantwich, Shrewsbury and Newcastle-under-Lyme, all of which offer a wider range of services and the area is well-served by private and state primary and secondary schools.

This stunning area of North Shropshire is particularly popular with walkers, cyclists and equestrians who all enjoy combining the benefits of rural living with the convenience of nearby facilities.

The Buntingsdale community is formed around the iconic Grade II Listed Buntingsdale Hall which was built in 1719. The Hall and its ancillary buildings were



requisitioned by the RAF in World War II as a Bomber Command control centre and remained under their control until 1981.

The building which has become Gardeners Cottage Farmhouse was built as a receiver station and this was cleverly and skillfully converted fifteen years ago, by the current sellers, to provide the fabulous accommodation it now offers. The sellers took immense care to protect the integrity of the building whilst providing accommodation of the highest standard and finish and also incorporating eco-friendly credentials. The house is heated by a three phase ground source heat pump and the water is heated via solar panels, with back up from the Sandyford range cooker, these coupled with high level insulation, underfloor heating and double glazing throughout ensure that the house is exceptionally efficient to run. An underground water tank stores rain water which is utilised for watering the garden.

Unlike many other converted properties, this unusual building has plenty of window openings and the conversion has made most of these with all rooms having huge picture windows which ensure that each room is flooded with natural light. In the internal corridors sun pipes create the same feeling of light and the property has been recently redecorated throughout which further enhances the feeling of light and space. It really is a unique property.





The Property

The spacious kitchen is fitted with a range of bespoke hand-made kitchen units, with granite work surfaces over, which incorporates a Sandyford range style cooker, two SMEG fridges and an integrated dishwasher. The utility room houses a range of units and offers space for further white goods. A cellar, which is accessed directly from the kitchen, provides a useful storage facility and would be ideally employed as a pantry and wine store.

Double doors in the kitchen lead into the impressive sitting room which boasts a feature stone fireplace with log burning stove. Beyond this is the substantial orangery which measures 618 sq ft. This stunning room enjoys a wonderful outlook over the garden to the pond and beyond that over open farmland and, as it faces due west, is a spectacular spot from which to enjoy the sunset. There are bifold doors to three sides of the orangery and this creates a sense that the room and garden are merged seamlessly in to one delightful area.

The bedrooms are cleverly tucked away to one end of the house thus ensuring peace and quiet away from the living space. Three of the bedrooms have a range of fitted wardrobes and fabulously fitted en-suite shower facilities with the principal bedroom also having a jacuzzi bath and MATKI shower. The fourth bedroom utilises the family bathroom which includes a steam shower and jacuzzi bath.



The windows are hardwood and the internal woodwork throughout the house is solid oak with the bedrooms having extra wide engineered oak flooring.

This phenomenal conversion offers spacious living space over one floor. However, for those who require further bedroom space, there would be the potential to convert the loft space to provide further living space subject to the necessary planning consents.

The Garage

Adjacent to the house is a substantial, heated, triple garage of 732 sq ft. The ground floor is presented as a large open plan garage space with separate WC and boiler room. To the first floor is a self-contained flat with open-plan living space incorporating a well-equipped kitchenette and a separate bedroom with en-suite bathroom thus offering the perfect space for dependent relatives or staff. Equally the ground floor could be adapted to provide further residential accommodation and would be perfect for a home office or small business subject to the necessary planning consents. It could also be utilised as a workshop, studio, gym or games room - the possibilities are almost endless!

The Gardens

Attractive gardens surround the property and mature hedgerows ensure a feeling of total privacy. Predominantly laid to lawn, the gardens offer the ideal space for children to enjoy total freedom with the lawns interspersed by interesting flower beds and borders and a fabulous rose arbour walkway. A mature orchard area with plum, apple and pear trees is found to one side of the garden whilst to the other is a duck pond with island and interesting sandstone waterfall feature. An Indian stone patio with wooden gazebo over offers a charming external seating area with paving extending part of the way around the house. An extensive gravel driveway and turning area offers plentiful parking space.

In addition there is the option to rent a field adjacent to the property and also the walled garden of Buntingsdale Hall, which would offer ideal space for grazing of a pony or other stock. The stunning surrounding countryside is criss-crossed with quiet country lanes and a network of off-road riding routes which make this the perfect location for those with equestrian interests.

Services

Mains water, electric and drainage are connected. Ground source heating system. Oil-fired central heating to garage. Solar panels to heat hot water system.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Council Tax

The property is understood to be within Council Tax band C.

Driveway

The access drive is to be retained by the seller. The buyer will have an unrestricted right of access subject to a maintenance contribution.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Restrictive Covenant

The garage flat may only be occupied by family and friends visiting the main property. In the event that the main house is let then this can only be to tenants with a minimum rental agreement of 12 months. The garage cannot be let separately to the main house.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or 01270 439500 or sales@barbers-rural.co.uk.

A virtual viewing is available for this property.

Directions

Follow Buntingsdale Road out of Market Drayton and over the River Tern. As the road climbs up the hill take the first right, opposite Holly Grove Farm, through electric wooden gates. Follow this drive through the fields, Gardeners Cottage Farmhouse is found on the left hand side behind the conifer hedge.

What3words Location

///headset.clap.decking

Barbers Rural for themselves and for the vendors of this property have endeavored to ensure these details are accurate. However, if any point is of importance to you please contact the office to check the information, particularly if viewing involves travelling some distance.

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