



Ivy House Farm
Hookgate, Loggerheads

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Ivy House Farm

Hookgate
Loggerheads, Market Drayton
TF9 4QE

Loggerheads 0.5 miles | Market Drayton 5 miles
Eccleshall 7 miles | Newcastle Under Lyme 10 miles
Stafford station 14 miles | M6 (J 15) 9 miles

An attractive period farmhouse
requiring improvement situated in a
charming rural location

- Sitting room, dining room
- Kitchen, ground floor shower-room, cellar
- Three bedrooms, bathroom
- Potential to modernise and extend
- Generous lawned gardens, vegetable patch
- Traditional brick outbuildings including
shippon and stores
- Pasture land extending to 3.47 Acres (1.4 Ha)
- 3.94 Acres (1.59 Ha) in total



The Location

The situation of Ivy House Farm on the border of Shropshire and Staffordshire makes it ideal for commuters working further afield as the M6 is a mere ten 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 and rural location make it perfect for those wishing to enjoy a peaceful life in beautiful countryside.

The centre of the village of Loggerheads is only half a mile away and this benefits from a range of facilities including small supermarket, post office, butcher, restaurant and takeaway, pub and well-reputed primary school. More **extensive amenities, including secondary schools, doctors' surgery** and leisure facilities are to be found in Market

Drayton and the larger towns of Stafford and The Potteries. The charming village of Eccleshall has a generous selection of interesting, independent shops and boutiques along with coffee shops and brasseries. There is also a wealth of educational facilities in the area, including the highly-respected universities of Keele in The Potteries and Harper Adams at Newport.

It is believed that Ivy House Farm was originally a coaching inn known as The Witch and Broomstick. It subsequently became a working farm and, in more recent years, a smallholding. This fabulous property offer huge potential for a buyer to create a wonderful family home which combines the plethora of period features with new, modern living tastes to provide a stunning family home.



The Property

To the front of the charming house are two symmetrical reception rooms both with attractive bay windows which allow light to flood the rooms and each reception room has an open fire with brick surround. To the rear of the house is a substantial kitchen with a log-burning stove with a period fire surround and beyond the kitchen is a downstairs shower room. On the first floor there are three similarly proportioned bedrooms and a family bathroom.

A small landscaped and lawned garden is found to the front of the house with a large orchard, home to several fruit trees, to the side. A substantial vegetable garden is found beyond the yard and it is clear that this patch has been lovingly tended in the past.

The house sits in an elevated position and enjoys fantastic and far-reaching views both to the front over the rolling Shropshire countryside and to the side where the Peak District is clearly visible on the horizon.

The Buildings

An extensive range of traditional brick and tile buildings date marked 1878 are found to the rear of the house. These are linked to the house and could potentially be incorporated into the property to provide further accommodation, subject to any necessary planning consents. Equally these buildings could be adapted to provide secondary accommodation or office space for those who are able to work from home.

Alternatively the buildings could continue in their original agricultural use and would make ideal stabling or housing for stock. A large yard offers useful parking and storage space.

The Land

The land is found to the front of the house and offers ideal space for the grazing of horses or stock. Mainly level, it is formed in two paddocks and is surrounded by mature hedgerows. 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 and electric are connected. Oil fired central heating. Drainage is to a private 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

Newcastle Borough Council, Castle House, Barracks Road, Newcastle Under Lyme, ST5 1BL.

Council Tax

The property is understood to be within council tax band F.

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.

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

From Market Drayton follow the A53 north to Loggerheads. At the first roundabout in Loggerheads turn right towards Eccleshall, follow this lane over the crest of the hill and take the next left on to Pinewood Road. At the triangle junction turn right and Ivy House Farm is the second entrance on the left.

What3words Location

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“Consumer Protection Regulations” – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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