



Oak Lodge
Burleydam, Nr Whitchurch

bR **barbersRURAL**
rural surveyors & property agents

Oak Lodge

Burleydam, Nr Whitchurch
Shropshire
SY13 4AW

Whitchurch 4.5 miles | Audlem 3.5 miles
Nantwich 7 miles | Market Drayton 8.5 miles
Crewe station 12.5 miles | M6 (J15) 18 miles

A substantial family home offering extensive living space, fabulous gardens and excellent equestrian facilities.

- Kitchen with separate utility, dining room, sitting room, sun room
- Three ground floor bedrooms, en-suite shower room, family bathroom
- First floor bedroom with shower room
- Stunning lawned gardens, ornamental pond
- Stables, manège, pasture land. 5 (2.02 Ha) Acres in all



The Location

Oak Lodge is found in an unspoilt rural location on the outskirts of the hamlet of Burleydam on the South Cheshire/North Shropshire border. This attractive hamlet is home to a well-reputed pub which serves excellent food and the pub and adjacent church are within easy walking distance of the property.

Whitchurch is a thriving market town and has been quoted by The Times as one of the best places to live post Covid-19 pandemic. Both Whitchurch and nearby Audlem offer a **variety of amenities including supermarkets, doctors' surgeries and boutique shops**. The area is well served by private and state primary and secondary schools.

With railway stations at Whitchurch, Nantwich and Crewe, excellent road links and a number of airports within 1.5 **hours' drive, this wonderful property is perfect for those** wanting to combine an idyllic country existence with having to commute or travel for work.

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 network of surrounding country lanes are ideal for exercising horses and there are a number of well-reputed equestrian centres including Tushingham Arena, Kelsall Hill and Broxton gallops within close proximity.



The House

Oak Lodge was built in 1990 and was originally subject to an agricultural occupancy condition which has subsequently been lifted. In spite of its relatively modern construction, the house includes many attractive features such as coving and period fireplaces. The house has also been cleverly designed with multiple windows to all the reception rooms ensuring that the house feels light and airy.

The extravagant accommodation includes two substantial reception rooms each with an open fire, a wraparound sun room which enjoys a superb outlook over the rear garden and a substantial farmhouse-style kitchen. In addition there are three bedrooms to the ground floor, including a large master bedroom with en-suite wet room, and a family bathroom. To the first floor is a large bedroom and shower room.

The integral double garage offers excellent storage space along with parking but could equally be incorporated in to

the ground floor accommodation, subject to planning consent, should a buyer require further space.

The stunning gardens surround the house. Mainly laid to lawn, the garden is interspersed with attractively planted borders which are packed with a selection of trees and shrubs. At the foot of the garden is an impressive pond with feature fountain and floodlights allowing it to be illuminated at night.

The Facilities

Adjacent to the house is a stableyard which was constructed in 2010 and comprises a concrete yard with main timber block which houses three stables and a wash bay. This is complemented by two further stables and two field shelters as well as a hay and storage barn. At the far end of the yard is a concrete base for a horse walker. In addition there is a manège (40m x 25m) with sand and rubber surface which has the benefit of lighting allowing horses to be exercised at all hours.



The Land

The land, which is currently split in to two parcels and lies beyond the stableyard, is largely level offering ideal space for grazing of horses or any other form of stock.

Services

Mains water and electric are connected. Drainage is to a private septic tank. Oil fired central heating.

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.

Rights of Way and Easements

Please note that a gas pipeline runs across the land.

Tenure

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

Local Authority

Cheshire East Council, Municipal Buildings, Earle St, Crewe, CW1 2BJ

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. Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines. A virtual viewing is available for this property.

Directions

From Whitchurch follow the A525 north and after approximately three miles bear right for Audlem. After half a mile turn left opposite The Combermere Arms Pub and the property will be found a short distance later on the left identified by Barbers Rural For Sale board.

11156 15.4.21



barbersRURAL
passionate about rural property
rightmove



"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



Cheshire:
Stapeley House, Nantwich, CW6 7JW

01270 439500

sales@barbers-rural.co.uk

www.barbers-rural.co.uk

Connect with us:
@barbersrural



Shropshire:
Smithfield House, Market Drayton, TF9 1EW

01630 692500

sales@barbers-rural.co.uk