



The Royals
Burleydam, Nr Whitchurch

barbersRURAL
rural surveyors & property agents

The Royals

Burleydam, Whitchurch
Shropshire, SY13 4AZ

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 stunning, exceptionally well-presented
Grade II listed farmhouse with extensive
outbuildings and land extending to 7.37 Acres

Kitchen, utility room, sitting room, dining room, snug

Four bedrooms, en-suite shower room, bathroom

Stunning, lawned gardens, summer house, pond

Listed outbuilding with potential for conversion
(subject to PP)

Former pig fattening sheds, large workshop,
storage space

Paddocks and land surrounding house

Idyllic, quiet, rural area

7.37 Acres in all



barbersRURAL
rural surveyors & property agents



Cheshire:
Stapeley House
Nantwich,
CW6 7JW

01270 439500

www.barbers-rural.co.uk
sales@barbers-rural.co.uk

Shropshire:
Smithfield House
Market Drayton,
TF9 1EW

01630 692500

The Location

Burleydam is situated in a popular and much sought-after area on the North Shropshire/Cheshire border which enjoys all the benefits of rural living in a most attractive and peaceful setting whilst being close to a number of villages, towns and cities. The local area is steeped in history and natural beauty and is well-renowned for its excellent walking opportunities with routes along the South Cheshire Way, Shropshire Union Canal and Sandstone Trail.

To the east is Audlem, an award-winning village, the centre of which is designated as a **Conservation Area**. The village has a range of facilities including doctors' surgery, chemist, primary school, public houses, small supermarket and a range of bespoke shops.

To the north is the charming market town of Nantwich which has a plentiful range of boutique-style shops and a more comprehensive range of facilities. Both Market Drayton and Whitchurch have thriving weekly street markets and are within close proximity.

The House

Originally part of the Combermere Estate, it is believed that The Royals was once the local public house or inn. The impressive property dates back to the



17th century and is Grade II listed with the timber framing of both the farmhouse and adjacent building being referenced as features of note.

From the front the house is accessed via an attractive timbered porch which leads directly in to a small hall. The sitting room, which is both spacious and airy, has triple aspect windows allowing light to flood the house in the summer and an impressive Inglenook fireplace with open fire which ensures the room remains warm in the winter. Adjacent is the dining room, which hosts a substantial Inglenook with original bread oven, and beyond this is a cosy sitting room. The kitchen is located at the rear of the house and is accessed directly from the dining room. The kitchen is well-fitted with a range of integrated units and appliances and is home to a Stanley range which is utilised not only for cooking but also fires a number of radiators and provides hot water. Beyond the kitchen, but only accessed externally, is a utility room and store. In addition there is a separate WC.

To the first floor there are four spacious bedrooms all with built-in storage space. The master bedroom has an en-suite shower room with the other bedrooms being serviced by the family bathroom. This exceptionally well-presented, handsome property offers extensive and versatile living space as a family home.





The Gardens

The gardens have clearly been a labour of love over a number of years and have been carefully planted with a wide selection of specimen trees and shrubs. Lawned areas combine with a trellis structure and ornamental features to create an interesting and relaxing atmosphere.

At the side of the garden is a large pond next to a charming summer house and paved seating area which has been positioned to take full advantage of the attractive outlook over the garden to one side and the pond and views over farmland to the other. The sweeping gravelled drive leads past the house to a large gravelled parking area and turning circle with double timber-frame car port.

The Outbuildings

A separate double-gated road access and a substantial concrete parking area serve the farm buildings allowing them to be entirely self-sufficient thereby reducing the impact of traffic on the house.

Adjacent to the house is a Grade II listed brick-and-timbered two-storey outbuilding (**main part 19' x 40' approx**). **Most recently used for storage, this building offers huge potential for conversion to provide additional ancillary living space or work and office space, subject to any necessary planning consent.**



Originally a pig farm, two of the original pig fattening houses (approx. 88' x 88') are still in situ and whilst these have low ceilings and might not be useful for modern farming practices, they do provide a footprint for future buildings subject to the necessary planning consent. In addition there is a large building, which is currently used for storage, and a separate steel-frame **purpose built workshop (48' x 28')** with internal office space and steel sliding door. This building would lend itself to being used for light industrial or commercial purposes or alternatively could be adapted for equestrian use. There is no doubt that the outbuildings at The Royals provide a wide variety of possibilities for future use.

The Land

The farmhouse and farm buildings sit centrally on the plot with the land surrounding it, ensuring total privacy and a feeling of tranquil seclusion. Split into two paddocks, the land is in permanent pasture and is well-fenced therefore making it ideal for the grazing of stock. The quiet network of country lanes surrounding this charming property make it perfect for those with equestrian interests or for those just wanting to enjoy an idyllic rural lifestyle.

Method of Sale

For sale by Private Treaty.

Planning Permission

Please note that both the farmhouse and adjacent timbered building are Grade II listed.

Tenure

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

Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains electric and water are available. Drainage is to a private septic tank. Radiators are fired by the Stanley with back up from electric night-storage heaters in some rooms. Hot water is from a back boiler on the Stanley supplemented by an immersion heater.

We are advised that the above services are available. The Agents 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 the purpose. A buyer is recommended to obtain confirmation from their surveyor or solicitor.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve 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 Barbers Rural and is subject to strict guidelines in light of COVID-19 as advised by the Government. A copy of the guidelines is available from Barbers Rural. It is the responsibility of any viewers to ensure that they wear suitable, sensible clothing and sturdy footwear and that they provide their own Personal Protective Equipment for COVID-19.

A virtual viewing is available for this property on request.

Local Authority

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

Easements and Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Directions

From Whitchurch follow the A525 north, after approximately three miles bear right for Audlem. Follow this road through Burleydam and pass The Combermere Arms, after one mile turn right on to Royals Green Lane and the property will be found 200m later on the right hand side indicated by Barbers Rural For Sale board.

MISREPRESENTATIONS

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.

Barbers Rural give notice that:

- The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.

10951 17.4.21

Committed to
promoting **rural**
prosperity



barbersRURAL
rural surveyors & property agents



Passionate
about **rural**
property



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