



A wonderful versatile village property

The Bembows, Childs Ercall, Market Drayton, Shropshire, TF9 2DA

Freehold





Situated in a well sought after village • An opportunity for home working • Wonderful views towards the Long Mynd and over open countryside • Well located for commuting to the M54 and local schools • Spacious off road parking with gated access

Location

The Bembows is situated within the small rural village of Childs Ercall, nestled in the heart of the unspoilt North Shropshire countryside.

Day to day amenities such as banks, bakeries, independent shops and supermarkets including Waitrose can be found nearby in Newport which is approximately 7 miles away. The traditional market town of Market Drayton is less than 7 miles distant and offers a range of local amenities including independent shops, markets, restaurants, the well regarded Foodhall Organic Farm, Shop & Café and the popular Festival Drayton Centre.

The vibrant historic county town of Shrewsbury is some 18 miles distant and has a range of high street and independent shops, well thought of restaurants and wine bars, an award winning 23 acre town park and an 800 seat theatre. Leisure pursuits are excellent including a top class golf course at Hawkstone Park as well as Market Drayton Golf Course. There are numerous opportunities in the region for walking, fishing, cycling and horse riding.

The nearby village of Tibberton (approximately 4 miles) has a primary school rated Outstanding by Ofsted. There are a number of good schools in the surrounding area including Crudgington Primary School, the renowned Grammar School

in Newport as well as number of highly regarded independent schools including Packwood Haugh and Prestfelde, Ellesmere and Wrekin Colleges and Shrewsbury School and High School.

Stafford train station is about 20 miles away and has a regular service to London Euston in approximately 1 hour 17 minutes. The A53, A41 and A49 are easily accessible and link to the national motorway network. International airports include Manchester, East Midlands and Birmingham.

Accommodation

The Bembows is a handsome property which was originally the farmhouse to a larger estate. The house offers spacious and versatile family living and maintains character with some original features. There are two good size reception rooms, accessed via the hallway, including the sitting room and the spacious living room which has a decorative fire surround, thought to be reclaimed from a Church. There are double doors leading outside onto the patio seating area and gardens. The family kitchen has oak fitted units, with granite worktops and includes an integrated dishwasher and fridge. There is a 4 oven AGA with an electric companion and tiled flooring. A useful utility room leads off with a separate door leading outside and a separate boiler room.







The conservatory is a wonderful addition, with under floor heating and may be accessed off the kitchen providing a dining area and sitting room. There are double doors to access the garden plus a further single door. There is a gym which could also serve as an office, with a separate door leading outside. The main staircase leads to a spacious landing, which could potentially be used as an office, or a further sitting area. There are four double bedrooms on this floor with a family bathroom, a separate WC and a separate wet room with shower. The second floor has the principal suite which has a double bedroom, a walk in dressing area and an en suite shower room.

Outside

Accessed via double electric gates, The Bembows is situated on a no through road, elevated above the village of Childs Ercall. A gravel driveway provides ample parking with steps and a paved path, to access the main house. There is a useful log store, a garden store and a covered porch which also provides access to a brick outbuilding which could be a home office. The gardens are mostly laid to lawn and wrap around the side and rear of the property and are predominantly south facing. A raised circular patio seating area enjoys views towards the Shropshire Hills and surrounding countryside.

Directions:

From Newport, take the A41 towards Whitchurch. In Standford Bridge take the turning signposted towards Childs Ercall and continue for approximately 2 miles. Continue into the village and you will see The Bembows on your right hand side. To access, drive a little further and turn right onto a driveway and no through road and the gates to The Bembows will be found on your right hand side.

Tenure: Freehold

Services: Oil central heating, mains water & electricity, Private drainage

Local Authority: Shropshire Council: Band F

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

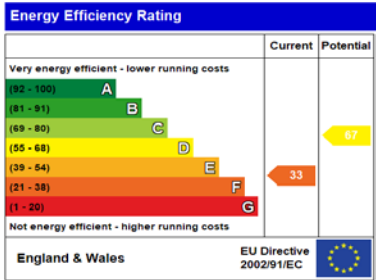
Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

The Bembows, Market Drayton
Main House gross internal area = 3,766 sq ft / 350 sq m
External W.C./Store gross internal area = 44 sq ft / 4 sq m
Quoted Area Excludes 'External C/B'

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The position & size of doors, windows, appliances and other features are approximate only.
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