



ATTRACTIVE FAMILY HOME IN A WILDLIFE HAVEN

Ryecroft, Chapel Lane, Hookgate, Market Drayton, TF9 4QP

Freehold





Kitchen/ breakfast room • Drawing room • Sitting room
• Dining room • Two en-suite double bedrooms • Three
further bedrooms • Double Garage • Easily maintained
garden

Local information

Situated within the hamlet of Hookgate, Ryecroft occupies an enviable position on Chapel Lane. Ryecroft sits on the edge of Burntwood Woodland Nature Reserve, a conservation area with a number of pleasant woodland walks through the ancient woodland. The property is close to the popular village of Loggerheads which offers a range of local amenities such as convenience store, butchers, post office, chemist, a highly regarded primary school, public house and restaurant. The house is well placed for the larger centres of Shrewsbury, Stafford and Newcastle with their wider range of shopping and entertainment amenities.

There are highly regarded schools in both the state and private sectors including Yarlet and Edenhurst Preparatory Schools, Newcastle Grammar, Shrewsbury School and High School, Stafford and Newport Grammars. There are direct rail services from Stoke on Trent and Stafford taking you to London Euston in under 1 hour and 30 minutes. The house is within easy commuting distance of many Midland business centres via the M6 corridor. International airports include Manchester, East Midlands and Birmingham.

About this property

Ryecroft is a charming family home set in a wonderful countryside location with lovely gardens and a sizable garage.

The property was built for the current owner in the year 2000 by an independent, local builder who wanted the property to have a rustic feel. This was achieved by using twice fired bricks and tiles, wooden beams, large fireplaces and stone tiled flooring.

The house is entered via a solid wooden door into a spacious hallway with a rustic, stone tiled flooring. The left side of the ground floor is on split levels with two stone steps leading to the drawing room and kitchen. To the left of the hall is the drawing room, which boasts a double aspect and an inglenook fireplace with brick surround, wooden beam above and a cast iron, multi fuel stove. To the right is the snug with a large bay window and a decorative, stain glass window.

The dining room is entered through double doors and features an attractive inglenook fireplace with brick surround and multi-fuel stove. A further set of French doors open onto the rear cobbled patio area under the veranda.

The kitchen/ breakfast area opens from the entrance hall with a range of cream faced cupboards and units with solid wooden worktops, a AEG cooker and extractor, BOSCH dishwasher, fridge, freezer, dual windows overlooking the rear garden, tiled flooring and double doors onto the rear patio area. From the kitchen is a utility room with further units and cupboards a sink and washing machine.



There is also a W/C off the hall.

To the first floor is the master bedroom suite with built in wardrobe, a floor to ceiling window over-looking the rear garden and an en-suite bathroom with his and hers sinks, a bath and separate shower. The second bedroom is a spacious double with a dual aspect, built in wardrobe and en-suite shower room.

There are two further double bedrooms, one with a large built in wardrobe the other, currently being used as a first floor lounge and a single bedroom with a built in cupboard. There is also a family bathroom.

Outside

Ryecroft stands in a lovely position with gardens to the front and rear. To the front of the property are lawn areas, two cherry blossom trees and a gravel driveway with ample parking. The rear garden is easily maintained and landscaped to take in year round interest. There is a large Cotswold cobbled patio area with a veranda above, lawn with various miniature fruit trees and bushes, hydrangeas, camellias, clematis, vegetable plot and a gardeners shed.

The property also benefits from a double garage which was added to the property in 2004 with electric doors and could have further use subject to the correct planning permissions.

Directions

From Newcastle under Lyme: take the A53 towards Shrewsbury/ Market Drayton. Continue for around seven miles. At the T junction turn right onto the A51 and after the Swan with Two Necks turn left to follow the

A53 for two miles. Continue over two mini roundabouts, at the third roundabout take the first exit onto Eccleshall Road. After just, under half a mile, turn right onto Chapel Lane. The property is on the left hand side.

Services: Mains water and electricity. Private drainage.

Brochure prepared: August 2019.
Photos taken: August 2019.

The property is offered for sale by private treaty.
All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sales 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.

Tenure

Freehold

Local Authority

Newcastle Under Lyme. Band G

Viewing

Strictly by appointment with Savills





Ryecroft, Chapel Lane, Hookgate, Market Drayton, TF9 4QP
Gross internal area (approx) 2481
Outbuildings 321
Total 2802

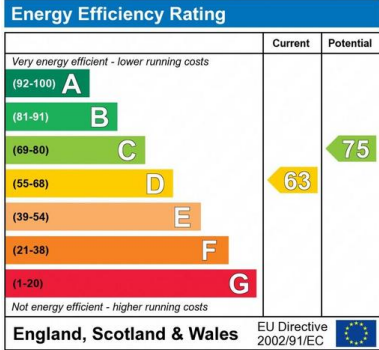


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Ryecroft, Hookgate

Gross Internal Area (approx)
House = 230.5 sq m / 2481 sq ft
Garage = 29.8 sq m / 321 sq ft
For identification only. Not to scale.
Plan by Cloudbase Photography



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