



A striking, contemporary barn conversion

The Dairy Barn, Colehurst, Market Drayton, Shropshire, TF9 2JB

Freehold





A modern contemporary home • Beautifully presented with modern fixtures and fittings • A wonderfully energy efficient house • Offering a real lifestyle • Separate double garage • Beautifully landscaped gardens and grounds with pond

Location

The Dairy Barn is situated in a rural setting, in the hamlet of Colehurst, approximately 3 miles from market Drayton and about 9 miles from Newport. The house is well placed for the larger centres of Shrewsbury, Stafford, Newcastle, Nantwich and Crewe with their wide range of shopping and entertainment amenities. The area has a number of opportunities for walking and further recreational pursuits, including golf and riding.

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 Crewe, Stoke-on-Trent and Stafford, taking you to London Euston. The house is also within easy commuting distance of many Midland business centres via the M6 corridor. International airports include Manchester, East Midlands and Birmingham.

Accommodation

The Dairy Barn dates back to about 1860 and was renovated in 2012. The current owners have lived there for over two years and have tastefully updated the house to offer a modern, contemporary lifestyle whilst incorporating up to date modern systems. There are

Sonus speakers fitted throughout, for the connection of your own sound system, each room has a USB port, automatic lights in some of the rooms and on the first floor landing, and the recent addition of 24 PV panels for the electricity and hot water. There is also a ground source heat pump. All of the bedrooms have an air conditioning system which may also be used as air heat source.

The Dairy Barn is accessed via a gated, private gravelled driveway which sweeps around in front of the house with ample parking for a number of vehicles. The front door opens into the light and spacious entrance hall and ground floor accommodation, which has tiled flooring throughout and underfloor heating. The open plan living dining area offers the wow factor, with exposed beams, contemporary furnishing, a grand central staircase rising to the first floor and large glazed windows offering in plenty of natural light.

There is a separate dining area with French doors leading outside onto the terrace, which opens into the kitchen, which has a number of units with integrated double drawer dishwasher, a wine fridge, microwave and an electric range oven. There are solid granite worktops, a double butlers sink and a ZIP hot water tap with filtration system. Off



the kitchen is the utility area with units and a butlers sink.

Accessed off the main entrance hall is the plant room which houses the CCTV video system and the ground source heat pump, with a separate storage room. There is a fantastic laundry room, a separate WC, both with an automatic light system activated by movement. There is a separate office which could serve as a bedroom, with a studio room off. The ground floor also has a double bedroom with an en suite bathroom.

On the first floor the staircase splits; to the left is the principle bedroom with floor to ceiling glazed windows, overlooking the terrace, gardens and pond, with electric blinds. There is a separate dressing area with a contemporary en suite shower room with underfloor heating and heated towel rail. To the right of the staircase is a long corridor with sensor lights. There are a further three double bedrooms all with storage cupboards and a beautiful family bathroom with underfloor heating, a heated towel rail, a free standing bath and a large walk in shower.

Outside

The gardens and grounds of The Dairy Barn have been recently updated and landscaped providing a wonderful lifestyle. The tiled terrace provides a wonderful seating area and is situated to the rear of the barn and offers plenty of entertaining space. The terrace looks over the delightful pond which has a

fountain and a duck house on the side. The boundaries are planted with laurel hedging and post and rail fence. A number of trees have been planted including cherry, plum, pear, apple, weeping willow and silver birch. There have also been 800 lavender planted on the raised area above the gravel parking and driveway, which encourages bees and smells wonderful. To the side of the house is a lawn area with raised vegetable beds on a bark surface. There is water and electricity connected nearby. The double garage has electric shutter doors and stairs leading to space above and a separate mower store.

Agents note- The green house is not included in the sale but may be available by separate negotiation. The fire pit is not included.

Directions

From the M54 take Junction 3 (A41) heading north towards Whitchurch, bypassing Newport and Hinstock. Continue for approximately 2 miles and on reaching the sign for Rosehill, take the next turning to the right signposted to Colehurst and Sutton. Continue for approximately one mile and the driveway to Colehurst Barns will be on the right.

Tenure

Freehold

Services

Mains water, electricity. Private drainage on a shared system with maintenance fees paid up to 2021.





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Approximate Area 418.0 sq m / 4499 sq ft
Including Limited Use Area (4.1 sq m / 44 sq ft)
Garage 41.6 sq m / 447 sq ft
Total 522.6 sq m / 4946 sq ft

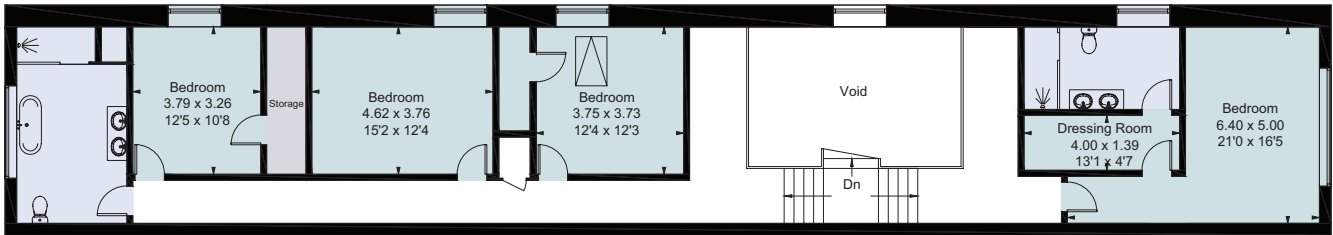


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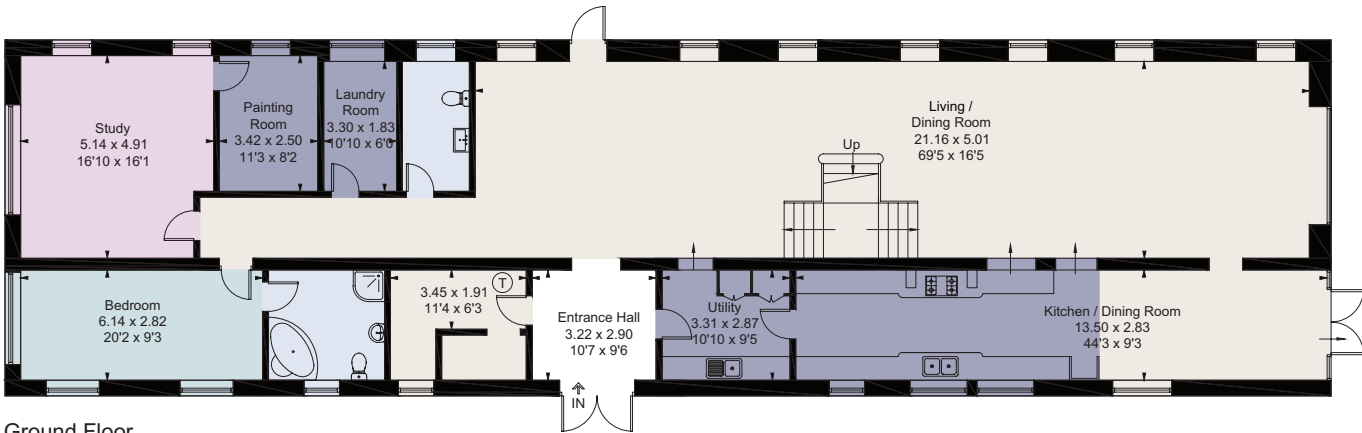
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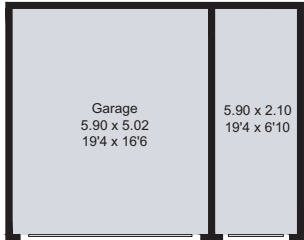
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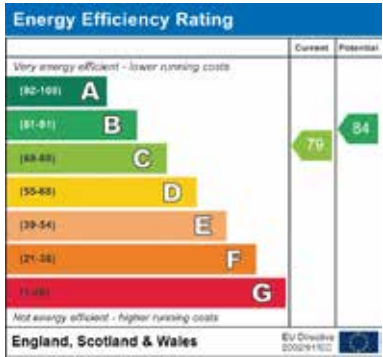
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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