



Church Farm, Norton-in-Hales, Shropshire

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# A substantial period village house with generous grounds.

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## Summary accommodation

**Ground floor:** Two reception rooms | Kitchen/breakfast/sitting room  
Utility room | W.C. | Access to cellar

**First floor:** Principal bedroom suite with dressing room | Three further  
double bedrooms (one en-suite) | Family bathroom

**Second floor:** Study area/landing | Two double bedrooms | Shower room

**Grounds:** Large driveway with central island | Garaging | Gym | Formal  
gardens (walled in part) | Woodland area

## Situation

Norton-in-Hales is a popular village, surrounded by beautiful countryside and within easy commuting distance of Crewe, Stoke, Telford and Shrewsbury. The village offers convenient amenities including a primary school, public house, village hall and church. It has been a winner of Shropshire's Best Kept Village award. Behind Church Farm are playing fields used for cricket, bowling and tennis.

The local towns of Market Drayton, Newport, and Nantwich offer further shopping and leisure facilities together with the larger centres of Shrewsbury, Stafford and Newcastle-Under-Lyme offering well reputed schools in both state and private sectors. Stoke and Crewe Stations offer a main line train service to London (Euston).

## Distances

Market Drayton 3.9 miles, Shrewsbury 24.1 miles, Chester 37.2 miles.  
(Distances and time approximate).





## Church Farm

Carefully improved by the current owners, Church Farm is a beautiful period property situated in the heart of the village, surrounded by beautiful gardens and grounds. The house is approached through electric gates and via a gravelled driveway circling a well-stocked, impressive central island.

Accommodation is spread over four floors and retains notable period features whilst providing modern infrastructure and practical living space with an excellent flow, ideal for family living and entertaining. On the ground floor, the central entrance hall connects the drawing room, dining room, cloakroom, kitchen and entrance to the cellar. The drawing room has an impressive inglenook fireplace with a wood burning stove and together with the dining room views over the grounds to the front of the property, towards the south-west. The sitting/dining room has an ornate fireplace and original floorboards. The kitchen/breakfast room has a beautiful, fitted kitchen with a central island and an electric Aga. Bi-folding doors access a patio area and onto the gardens. Adjacent to the kitchen is a boot room/ utility with separate external access.



















On the first floor is the fantastic principal bedroom with magnificent vaulted, beamed ceiling, dressing room, en suite bathroom and mezzanine area. This boutique room has lovely views over the grounds through a wonderful crittle window, with a freestanding roll top bath beneath. The remainder of this floor offers three double bedrooms (one with en suite facilities and dressing area) along with a family bathroom.

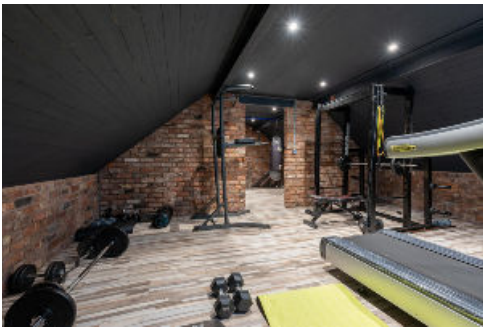
The second floor has two further double bedrooms with lovely feature beams, a family bathroom, and an area suitable for a study/ home office.







The property retains notable period features whilst providing modern and practical living space.





# Church Farm

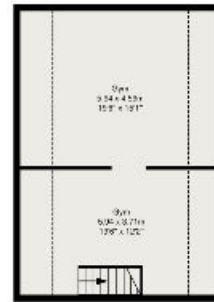
Approximate Gross Internal Floor Area  
366 sq m / 3939 sq ft



Cellar



Garage  
Area: 56.4 m<sup>2</sup> / 607.6 sq ft



Upper Garage

# Garage and Gym

Approximate Gross Internal Floor Area  
116 sq m / 1248 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated January 2023. Photographs and videos dated January 2023.

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## Gardens and grounds

Church Farm has a range of brick outbuildings adjacent to the large driveway which provide garaging, along with access to a gymnasium above.

There is a lawned area to the side of the driveway, with formal gardens continuing to the rear of the house, at the back of which is an area of raised beds and a greenhouse for growing vegetables. A gateway leads through the walled garden to a wooded area and onto the village playing fields.

## Property information

Services: mains water, electricity and drainage. Oil-fired central heating.

Local authority and tax band: Shropshire council and tax band G.

Energy Performance Certificate: rating D.

Tenure: Freehold.

## Directions(Postcode TF9 4AS)

From Market Drayton take the A53 heading towards Newcastle-under-Lyme. Take the turning on the left signed Betton/Norton-in-Hales. Follow the road for approximately 1.1 miles. At the T junction, take the turning right signed Norton-in-Hales and continue for 1.6 miles. After entering the village turn left after the public house and the property is found after a short distance on the right-hand side through wooden gates hung on brick pillars.

W3W: tent.deferring.presumes

## Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank









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