

The Carthouse Croft, Newcastle Road, Woore



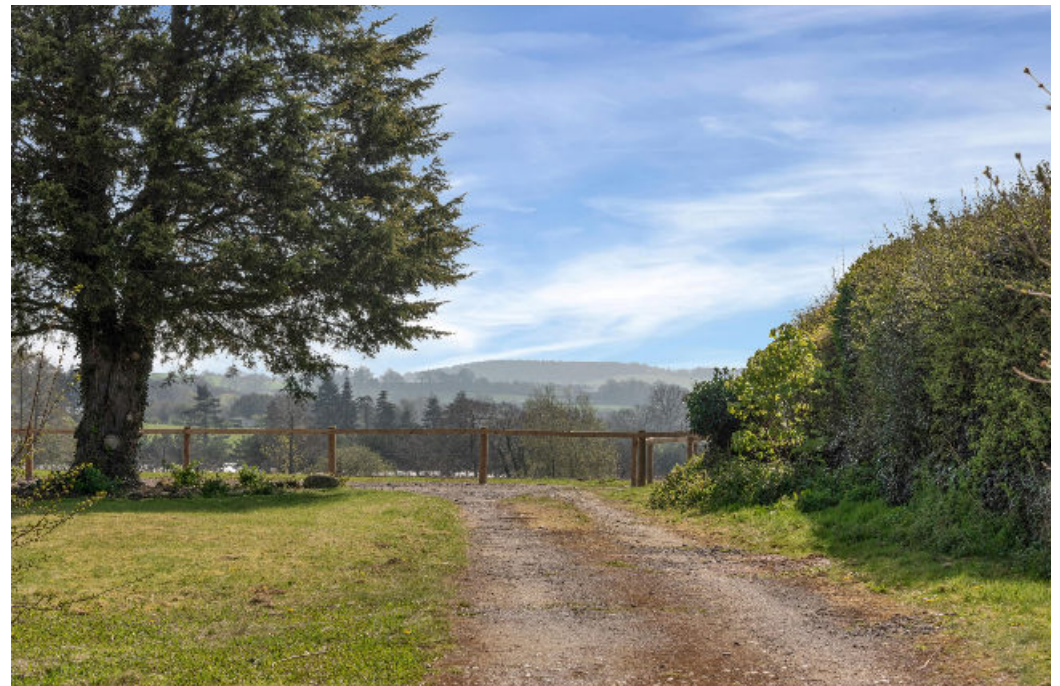
The Carhouse Croft, Newcastle Road, Woore **CW3 9RE**

An exciting opportunity to redevelop a partially converted barn to a five bedroom detached dwelling, with superb views over the surrounding countryside.

Situation

The Carhouse Croft is located just outside the village of Woore on the road towards the smaller settlement of Onneley. Woore is a pretty village located within the most north easterly part of Shropshire and on the border of both Staffordshire and Cheshire. Referred to in the Domesday Book as 'Waure' meaning on the borders, Woore today offers a range of village amenities including Tennis Club, The Falcon Inn gastro-pub, Snape's Bakery, a post office and village store, homeware shop and hairdressers. The garden borders Woore Fruit Farm meaning that fresh pick-your-own fruit is right on your doorstep. The regionally renowned Bridgemere Garden centre is just north of Woore whilst Onneley benefits from an 18 hole golf course and pub. The larger towns of Nantwich and Newcastle-under-Lyme are both within approximately ten miles and offer a wider range of eateries, retailers and leisure venues.

There is swift and efficient accessibility to local and national centres from The Carhouse Croft. Junction 15 of the M6 is just nine miles away and provides excellent national road links, whilst Crewe Station is 11 miles away and offers services to London Euston in as little as 1 hour and 37 minutes. There is an excellent range of state and independent schooling within the area including Terra Nova, Woore Primary School, Newcastle-under-Lyme School, Yarlet and Madeley School.





The Carhouse Croft

The Carhouse Croft is an extremely rare opportunity to acquire a partially converted barn with consent for conversion into one large, or two smaller dwellings. Converted in the late 1990's, The Carhouse Croft has retained a range of important period features throughout, including feature 'A' frame beams in the vaulted sections of the building, together with original brickwork which is exposed internally in several areas.

The approved plans would offer a spacious, well-proportioned home which incorporates these period features. Under the approved plans, an oversized doorway will open to a porch area leading onto a vast vaulted sitting area which will offer access to all living accommodation. A doorway opens to the superb triple aspect kitchen dining living area enjoying excellent views across the garden and the hills beyond. A utility and guest W.C. complete the living space, whilst on the ground floor there will be three double bedrooms, each with its own bath or shower room. A further two double bedrooms would be located at first floor level, sharing a shower room.

The gardens and grounds that surround The Carhouse Croft provide for an enviable setting to create a substantial and bespoke home. There is currently a large driveway with pathway that leads to a large lawned area, with terraced sections to the front of the barn. To the rear, a door at the back of the barn would open to a large garden store. All in all, the plot measure 0.51 acres and enjoys delightful southerly views across surrounding countryside.

Planning Permission

Permission for conversion to a residential dwelling was granted under 22/03761/PA3MA from Shropshire Council.

Additional Land

There is an adjoining paddock of 0.58 acres which is available by separate negotiation. Please contact the selling agent for further information.

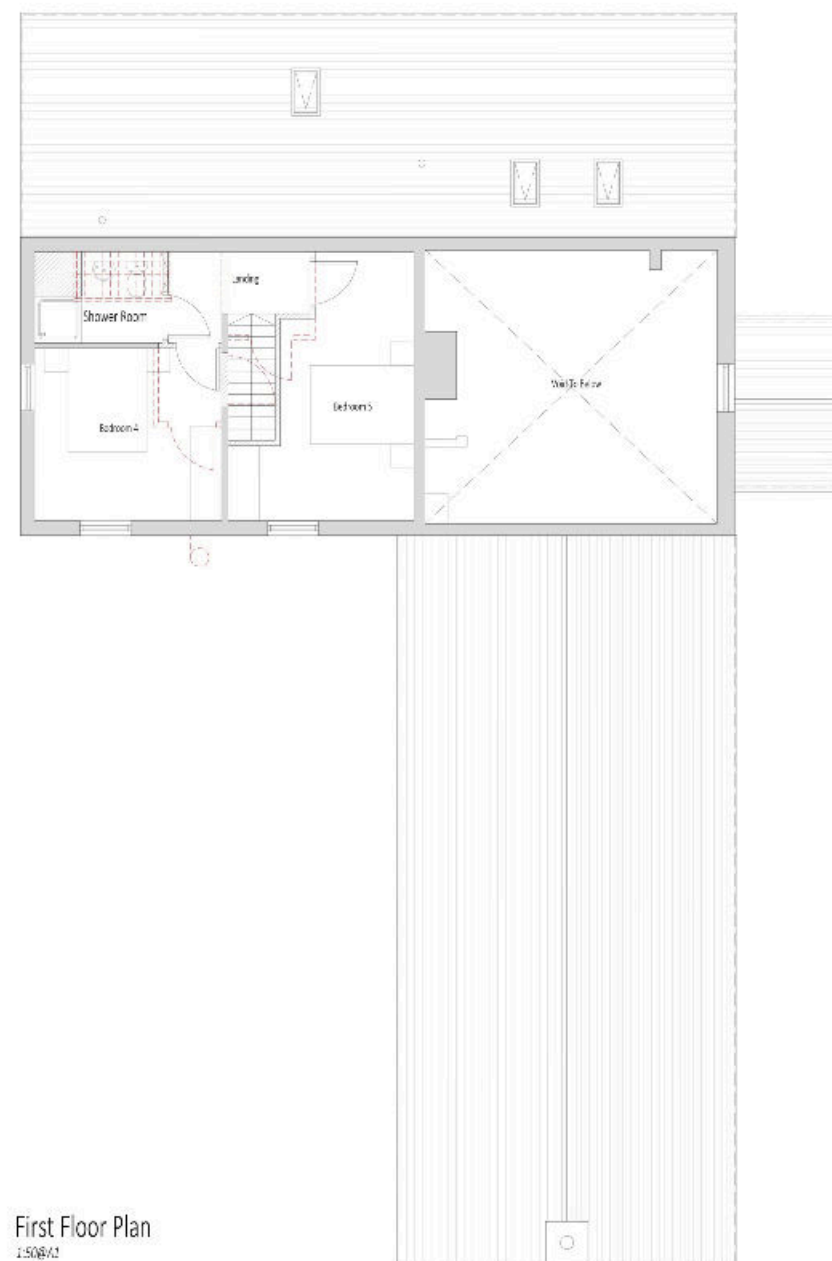




The property retains an abundance of period features throughout.



Proposed floorplan



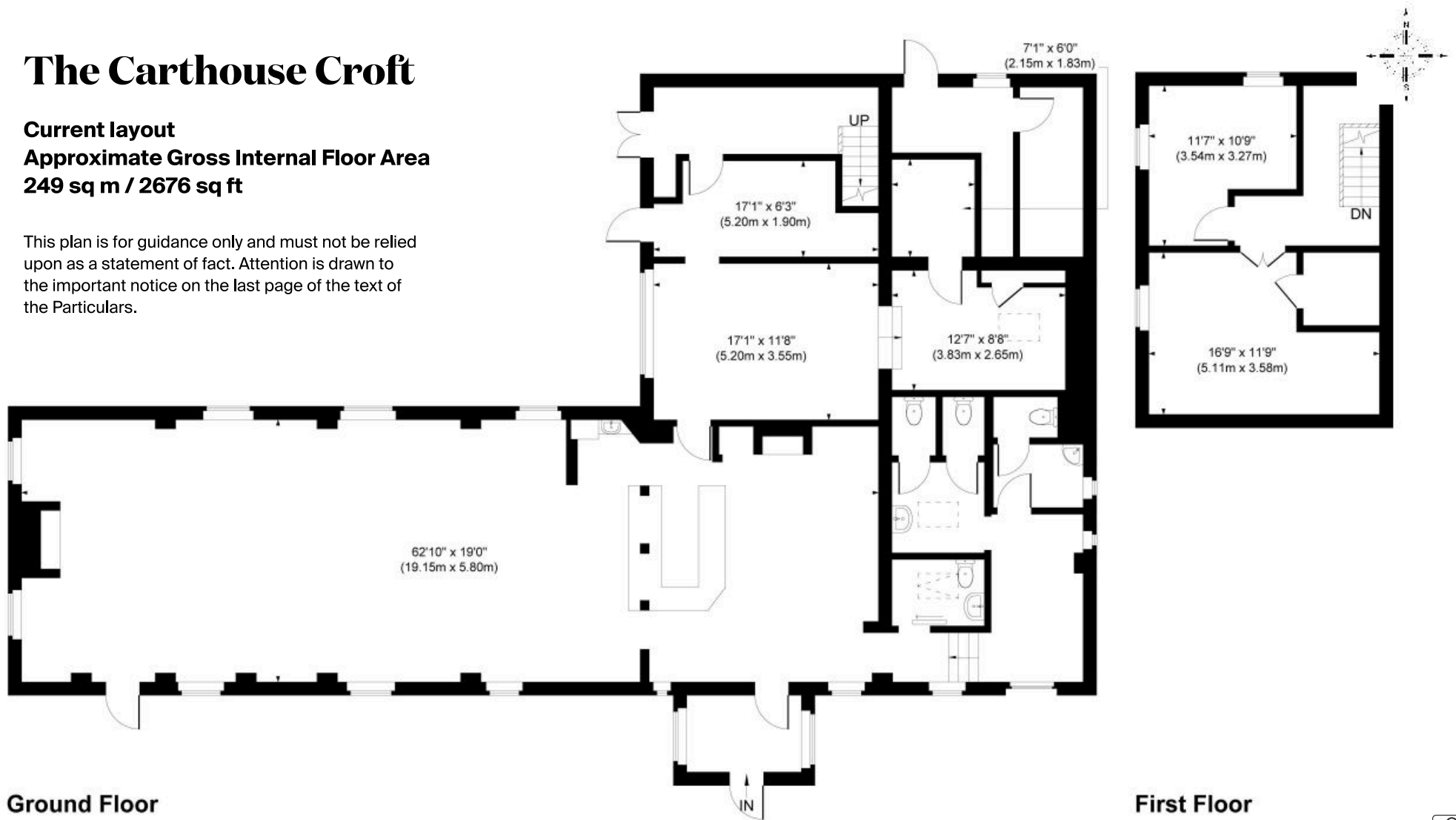
The Carhouse Croft

Current layout

Approximate Gross Internal Floor Area

249 sq m / 2676 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.



Ground Floor

First Floor



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.

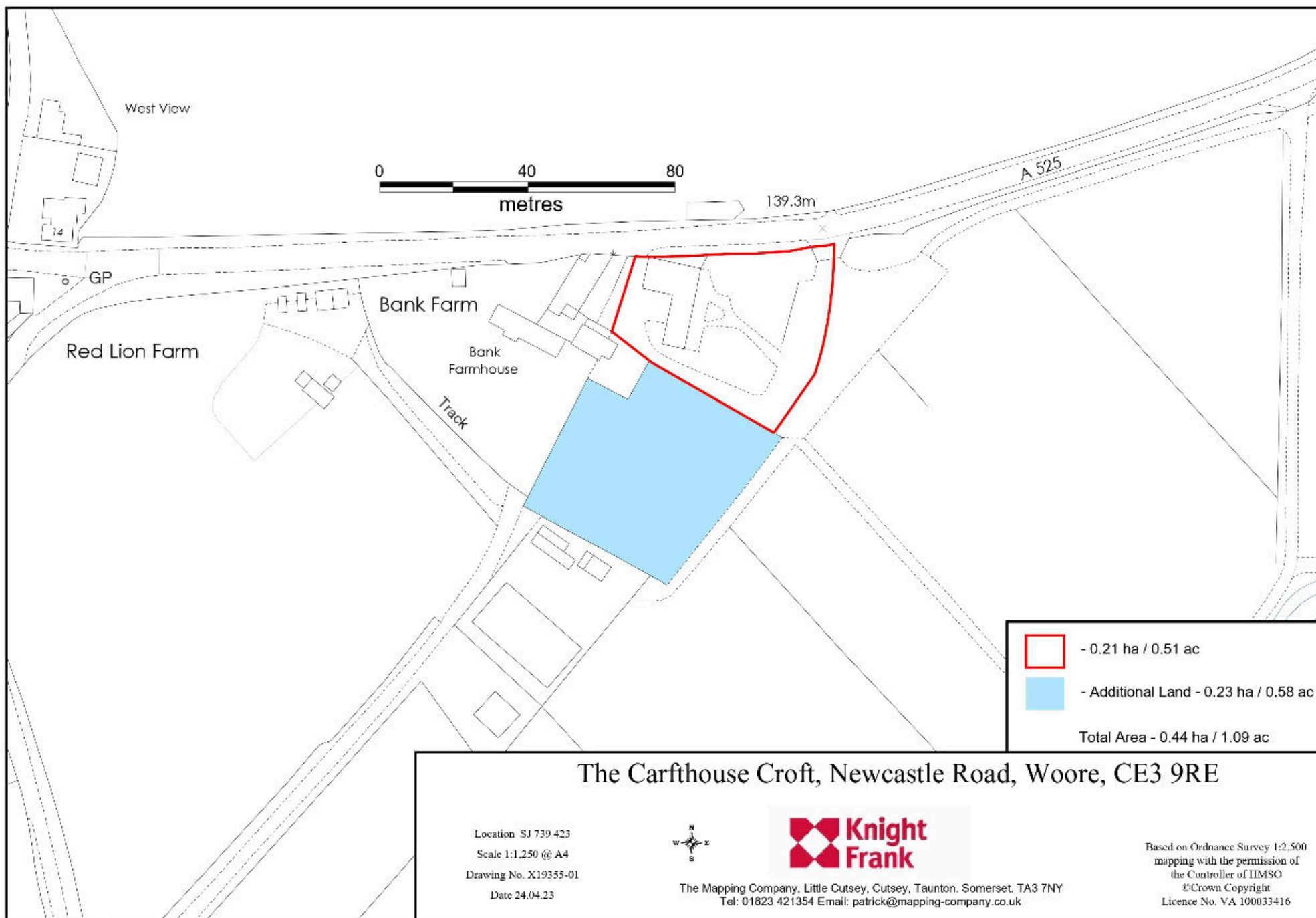
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Particulars dated April 2023. Photographs and videos dated April 2023.

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Additional land available by
separate negotiation





Services

Mains electricity and water. Private drainage and oil central heating.

Local authority and tax band

Shropshire Council. Band tbc

Energy performance certificate

Rating G

Tenure

Freehold





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