



The Bembows
Childs Ercall, Shropshire

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Childs Ercall, Market Drayton, Shropshire,
TF9 2DA

A refurbished and extended detached period farmhouse, with superb views and spacious gardens.

- GF: Porch, Entrance Hall, Utility, Kitchen, Dining Room, Conservatory, Lounge, Snug, Gym, Brick stores, Cellar.
- FF: Landing, 4 Double Beds, Family Bathroom, Wet Shower Room, WC.
- ST: Master Bedroom suite with en-suite Shower Room & Dressing Room.
- Electric gates to spacious parking sweep.
- Lawned Gardens surround House, concrete pad for Stable or further shed.
- Timber Garden sheds, Brick outhouses, outside WC.
- Nearby livery facility with Manage provides equestrian options.
- In all about 0.45 of an acre.

Distances (approx.)

Market Drayton 6m | Newport 8m | Telford 13m |
Shrewsbury 16m | Stafford 19m | Birmingham 41m



Situation

The Bembows is situated on the edge of the village of Childs Ercall with unspoilt views towards the beautiful Shropshire hills, the Wrekin and far reaching countryside. The property is adjacent to a small livery yard with a manege that may appeal to those wishing to have a horse or pony nearby. The village has an active community and village hall. While further local amenities can be found in the nearby village of Hinstock which has a well-regarded primary school, post office and shop. The nearby market towns of Newport and Market Drayton have a variety of independent shops, supermarkets and leisure facilities.

Stafford train station (19miles) provides regular trains to London Euston within 1hr 20mins, plus Telford station provides regular services to Birmingham & Manchester; while the A41 is a commuter link to the A5, M54 and M6 to Midland conurbations. International airports include Manchester, East Midlands and Birmingham.

Further schools in the area include Shrewsbury School and High School, Stafford and Newport Grammars. There is a bus service from the village running to Wrekin College School. Leisure pursuits are excellent including a top class golf course at Hawkstone Park Golf Course, as well as Market Drayton Golf Course. There are also numerous opportunities in the region for walking, fishing and cycling.

Description

The Bembows is a detached period farmhouse, occupying a delightful & convenient location on the edge of the village of Childs Ercall, North Shropshire. The house has been extended and refurbished to provide excellent modern family accommodation with a spacious

part walled garden in all about 0.45 of an acre. The vendors report the house has been recently re-roofed, there are new electrics, new radiators, partial new windows & a new boiler has been recently installed. The nearby livery yard does provide an ideal opportunity to pursue equestrian interests and have the horses/ ponies stabled within walking distance.

Accommodation

The accommodation in brief comprises:

There is a Porch from the parking sweep that accesses an outhouse Lobby & Store Room (the Old Dairy); the former front entrance Porch accesses a spacious front Entrance Hall, this runs through the heart of the ground floor & accesses:

Breakfast Kitchen with a 4 oven, twin hob oil fired Aga, base and wall mounted timber units, granite work surfaces, integrated dishwasher, sink, tiled floor, exposed beams, door through to

Conservatory with underfloor heating, tiled floor, store cupboard, French doors to patio and single door to Gardens.

Utility, off Kitchen, with tiled floor, base units, sink, space and plumbing for washing / drying machines, back entrance door to patio / gardens, loft storage hatch, boiler room off.

Dining Room with window to side gardens, store cupboard, exposed ceiling timbers.

Lounge with wooden parquet flooring, feature open fireplace, dual aspect windows, French doors to brick paved Patio and Gardens.



Snug with LPG fire, window & exposed timbers.

Gym, with external doorway, window, previously used as an Office.

Stairs to first floor via a half landing with a WC off. The spacious first floor landing would make an ideal Study or sitting area.

The landing accesses 4 double Bedrooms, many of which provide the opportunity to enjoy the wonderful views on offer.

Family Bathroom with twin sink, WC, heated towel rail, Bath & airing cupboard.

Wet Room, fully tiled Shower Room & wash basin.

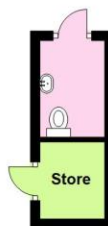
The Master Bedroom suite is on the second floor and comprises a spacious double bedroom with exposed ceiling timbers, glorious views, a walk in Dressing Room and an en-suite Shower Room.

There is further attic storage available from the 2nd floor.



Ground Floor

Approx. 194.0 sq. metres (2087.7 sq. feet)



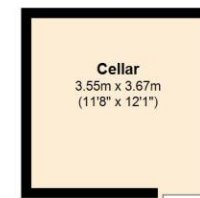
Total area: approx. 351.3 sq. metres (3781.3 sq. feet)

To scale only, not to size
Plan produced using PlanUp.

The Bembows, Childs Ercall, Market Drayton

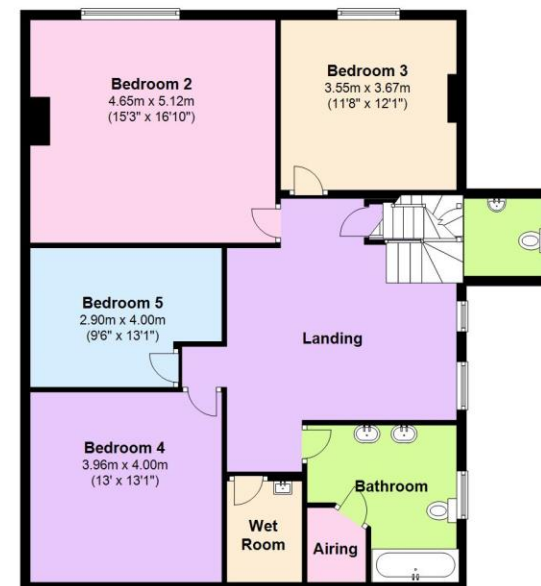
Cellar

Approx. 13.0 sq. metres (140.4 sq. feet)



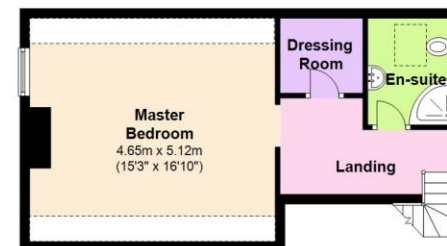
First Floor

Approx. 106.7 sq. metres (1148.3 sq. feet)



Second Floor

Approx. 37.6 sq. metres (405.0 sq. feet)

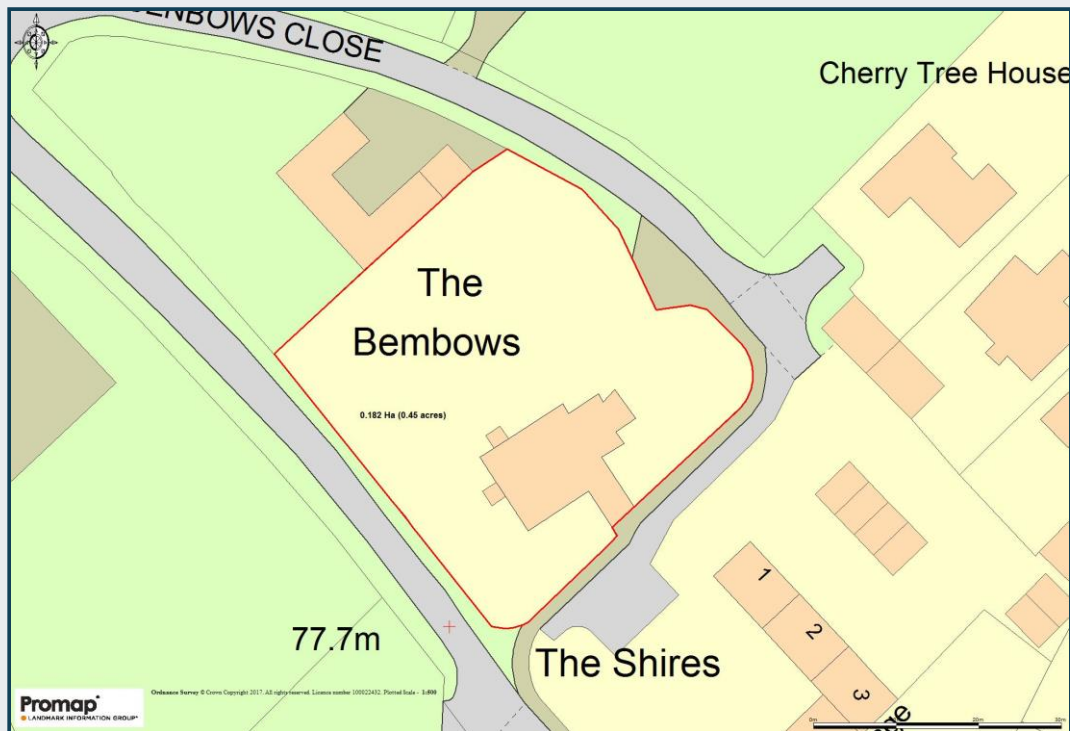


Externally

The property is entered off Bembows Close through double electric gates into a stoned forecourt parking sweep for multiple cars, with a brick perimeter wall. There is a wicket fence gate, with a block paved pathway leading to the house.

Gardens & Outhouses

Largely laid to lawn, surrounding the house to three sides, with some fruit trees & patio areas ideal for outside entertaining. The garden is well enclosed by part brick walling and part perimeter hedging, providing wonderful private space for individuals to use as they choose.



Directions

Exit A41 on to Hatton Road, at the Four Crosses public house. The village is sign posted as Childs Ercall. Follow the road until entering the village. Continue on Village Road, heading out of the village and Bembows Close will be on your right hand side.

Services

Mains electricity, water, private drainage to cess pit.
Oil central heating.
Double glazing throughout.

Local Authority

Shropshire Council

EPC

EPC – E



Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 491 979

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