



Greenfields Barn
Hodnet, Shropshire

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Greenfields Barn Green Lane, Hodnet, Shropshire, TF9 3JJ

A beautifully presented family home with extensive equestrian facilities and about 5.5 acres of land

Hodnet 1.6 miles, Market Drayton 7.0 miles, Newport 11.9 miles, Telford 13.1 miles, Whitchurch 13.7 miles, Shrewsbury 14.8 miles, Wem station 8.7 miles (London Euston 2 hours 40 minutes), A53 (Buxton to Shrewsbury road) 0.8 mile, M54 (Jct. 6) 11.6 miles, Birmingham International Airport 54.7 miles

Reception hall | Drawing room | Study/Ground floor bedroom | Family room | Dining room Conservatory | Snug | Kitchen/breakfast room Utility room | Boiler room | 2 Cloakrooms Principal bedroom with en suite bathroom 3 Additional bedrooms, 2 en suite | Family bathroom | Swimming pool | Outbuildings Stabling | Barn | Manège | 5.55 acres EPC rating E

The property

Greenfields Barn is a handsome red brick barn conversion offering almost 4,300 sq. ft. of flexible accommodation arranged over two light-filled floors.

The ground floor accommodation flows from a welcoming reception hall with useful cloakroom and comprises a spacious sitting room with wooden flooring and feature fireplace with woodburning stove and dining room, a large double-height vaulted drawing room with exposed beams, feature exposed brick fireplace with woodburning stove and double doors to a triple aspect conservatory with French doors to a raised decked terrace. The extensive kitchen/breakfast room has a range of wall and base units including a large central island

with breakfast bar, an Aga, modern integrated appliances, a breakfast area with window seating and French doors to the terrace. Adjacent is a second cloakroom and fitted utility room with a door to the garden. There is also a generous snug/day room with large sky lantern, French doors to the enclosed courtyard and double doors to a spacious vaulted principal bedroom with exposed A-frame beams, French doors to the terrace and contemporary en suite bathroom. Adjacent to the entrance hall is a study/snug which could be used as a ground floor bedroom if required and benefiting from the adjacent cloakroom,

On the first floor the property offers three further generous double bedrooms, all with built-in storage and two with en suite shower rooms, and a spacious family bathroom.

Outside

Greenfields Barn is approached over a long gravelled driveway with turning circle. To the side of the property is a driveway giving rear access where there is ample parking and an outbuilding with double garage, workshop and log store. An extensive wraparound paved terrace incorporating a large heated swimming pool and decked seating area overlooks generous gardens laid mainly to level lawn screened by mature shrubs and trees including an orchard, all ideal for entertaining and al fresco dining.

With separate access, to the front are a number of stock-fenced paddocks incorporating an L-shaped stable block with 4-5 large stables, tack room and hardstanding. There is also a 60 x 20 Martin Collins Activ-track manège with Equestrian Reflections full width mirrors and a 61 ft. barn. Within the grounds is a substantial brick built dog kennel.

In all around 5.55 acres of gardens and grazing land.





Location

The historic village of Hodnet offers a good selection of local amenities including a church, local shopping, public house and popular primary school, all surrounded by open countryside including Hodnet Park. Market Drayton, Newport, Telford, Whitchurch and Shrewsbury all offer more extensive shopping, service, leisure and recreational facilities.

Hodnet benefits from regular bus services between Market Drayton and Shrewsbury, the A53 links to major regional centres, the M54 and national motorway network, Wem station offers regular services to central London and Birmingham International Airport provides regular domestic and international flights. The area offers a wide range of independent schools including Acorn Wood, Haberdashers' Castle House, Wrekin College, The Old Hall, Prestfelde, St. Winefride's, Shrewsbury High and Shrewsbury.

General

Local Authority: Shropshire

Services: Oil fired central heating. Mains electricity and water. Private drainage to septic tank. LPG gas supplies to hob cooker. An air source heat pump fuels the swimming pool.

Council Tax: Band G

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold

Guide Price: £1,450,000



Greenfields Barn

Main House internal area 4,274 sq ft (397 sq m)
Garage & Workshop internal area 470 sq ft (44 sq m)
Barn internal area 1,310 sq ft (122 sq m)
Stables internal area 751 sq ft (70 sq m)
Total internal area 6,805 sq ft (632 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Please note that SatNav will not take you directly to the property. Postal code TF9 3JJ

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