





The Bowling Barn


Peplow, Market Drayton


A detached 3 bedroom barn conversion located in a sought-after picturesque North Shropshire hamlet


A handsome sensitively-converted family home featuring quality fixtures and neutral décor throughout and a wealth of exposed wooden flooring across the upper floor, the whole combining to provide an elegant and practical family and entertaining environment. Sitting in a desirable and convenient area near to local village and town centre amenities.


**2 RECEPTION ROOMS**


**3 BEDROOMS**


**3 BATHROOMS**


**PARKING**

**GARDEN**

**FREEHOLD**

**RURAL**

**1,846 SQ FT**

**GUIDE PRICE £625,000**



The property

The Bowling Barn is a handsome red brick family home offering more than 1,800 sq ft of light-filled flexible accommodation arranged over two floors, sensitively converted to provide a practical family environment with quality fixtures and fittings and neutral décor throughout. The accommodation flows from a welcoming through reception hall with flagstone-tiled flooring, a useful cloakroom, a fitted utility room with Belfast sink and wooden work surfaces and a rear porch which is currently used as a walk-in larder benefiting from doors to the rear to two aspects. It briefly comprises a dual aspect sitting room with bespoke storage, full-height glazing, a feature fireplace with woodburning stove, French doors to the forecourt and a door to an inter-connecting family room with a door to the rear aspect. The ground floor accommodation is completed by a spacious L-shaped kitchen with feature flagstone flooring, a range of contemporary wall and base units, complementary work surfaces and splashbacks, modern integrated appliances, space for a good-sized table and bi-fold doors to the front terrace.

Stairs lead up to the vaulted first floor, which features wooden flooring throughout. This level provides a front-aspect principal bedroom with built-in storage, airing cupboard and a fitted dressing area, also an en suite shower room, along with two further double bedrooms, both with en suite shower rooms. Numerous skylights flood this space with natural light.

Outside

Set at a right angle to the road and offering strong kerb appeal, the property is approached through a five-bar gate onto a gravelled forecourt, providing private parking for multiple vehicles including space for a caravan. The generous, well-maintained, stock-fenced garden to the front of the property is mainly laid to level lawn, bordered by well-stocked flower and shrub beds. It features a vaulted 45-ft weatherboarded outbuilding comprising a shed with French doors to the garden, and three additional storage areas.



A gazebo-covered path leads to a vegetable garden with a greenhouse and raised beds, as well as a paved, front-aspect terrace enclosed by timber planters and accessible from the kitchen. The entire setting is ideal for entertaining and al fresco dining and enjoys far-reaching views over the surrounding pastureland.

Location

Peplow is a picturesque rural hamlet located to the south of the historic village of Hodnet, recently named by The Times as “Britain’s poshest village”, which offers a good selection of day-to-day amenities including a church, local shopping, a pub, Post Office, GP surgery and primary school, all surrounded by open countryside including Hodnet Park.

Local villages including Stoke-on-Tern and Ollerton offer a wider range of facilities, and more extensive shopping, service, leisure and recreational facilities can be found in Market Drayton, Newport, Telford, Whitchurch and Shrewsbury.

Communications links are excellent: Hodnet benefits from regular bus services between Market Drayton and Shrewsbury, the A442 links to the A41, A53 and A5, giving access to major regional centres, the M54 and motorway network. Easy access to an A road being centrally placed. Prees station offers regular services to central London and Birmingham International Airport provides regular domestic and international flights.



Distances

- Peplow 0.6 mile
- Hodnet 2.4 miles
- Stoke-on-Tern 3.1 miles
- Ollerton 5.0 miles
- Market Drayton 7.8 miles
- Newport 12.2 miles
- Telford 13.3 miles

Nearby Stations

- Prees
- Wem
- Wellington

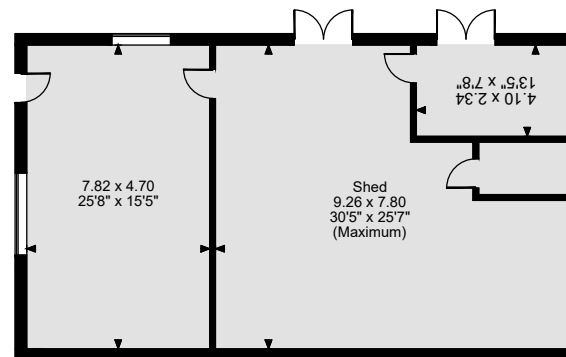
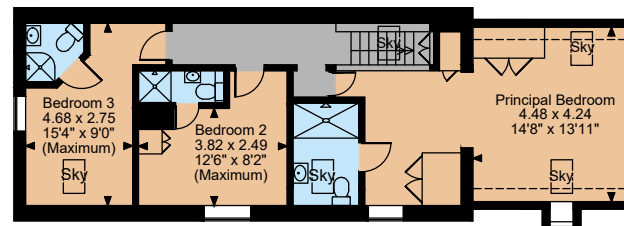
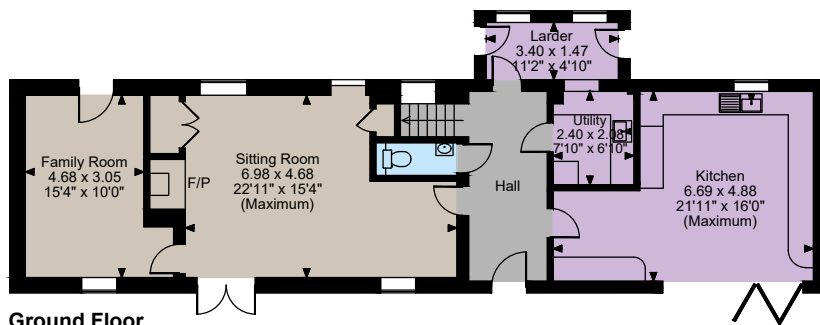
Key Locations

- Hodnet Hall Gardens
- Market Drayton Museum and Resource Centre

Nearby Schools

- Haberdashers' Castle House
- Acorn Wood
- Wrekin College
- The Old Hall

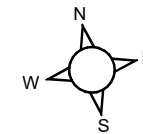




The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 1, 846 sq ft (172 sq m)

For identification purposes only.

Directions

Post Code: TF9 3JL

what3words: ///lads.grazes.classmate - brings you to the driveway

General

Local Authority: Shropshire Council

Services: Mains electricity, air source heat pump, solar panels, private water, private drainage (which we understand may not comply with current regulations).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

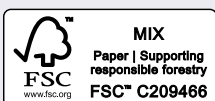
Shropshire & Mid Wales

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