



FOLLWELLS

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The Ashes, Old Station Place, Pipe Gate - TF9 4HU
£750,000

- OPEN DAY 6th JUNE 10am - 2pm
- ACCOMPANIED VIEWINGS NOW AVAILABLE
- Five Bedroom Detached House
- Individual Architect Design
- On Exclusive New Build Development
- Highly Regarded Semi Rural Location
- Plots Adjacent to Open Countryside
- Appointed to High Specification

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ACCOMPANIED VIEWINGS NOW AVAILABLE

External photo enhanced using AI

The Old Station Place is an exclusive development of bespoke built four and five bedroom detached houses situated in a highly regarded and picturesque location surrounded by some beautiful countryside. Phase 1 of the development consists of four individual houses each with unique characteristics and all enjoying an outlook over the surrounding fields.

Accommodation is laid out over two or three storeys with spacious bedrooms and en-suite bathrooms to the first and second floors while the ground floor designs allow for a combination of open plan living spaces and separate reception rooms. Externally the houses will be approached along a private driveway with tegula paving and each will benefit from either a double garage or carport with good sized gardens enjoying a good degree of privacy.

These homes will be extremely energy efficient with air-source heat pumps and solar panels installed to each house with underfloor heating throughout the ground floor and radiators to the first floor.





The Ashes (Plot 4) is the largest house within phase one of the development boasting extensive accommodation including five bedrooms and a study over the first and second floor with two of the bedrooms benefitting from en-suite facilities. On the ground floor is a vast, open plan kitchen, dining and living space with wood burning stove and bi-fold doors opening out to the front garden. At the back of the house is a quiet family room with further doors leading out to the rear garden which enjoys a Westerly aspect and backs onto open fields.

Pipe Gate is located just outside the village of Woore and provides a friendly community with immediately local amenities including pubs, cricket and tennis clubs, post office and village store. The ever popular Bridgmere Garden Centre is just a mile or so down the road with the towns of Nantwich, Newcastle under Lyme and Market Drayton all within easy driving distance. For those needing to get further afield, junctions 15 and 16 of the M6 are each within approx. 15 minute drive.

Sitting on the Cheshire/Shropshire/Staffordshire borders, this area offers some breathtaking scenery in the surrounding countryside with excellent walks on offer for lovers of The Great Outdoors.

The first houses are due for completion early in 2026. On site viewings must be booked by appointment with the agents and all enquiries can be directed to John Follwell on:

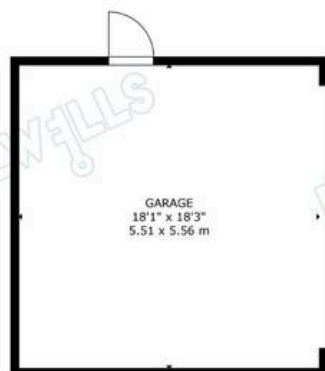
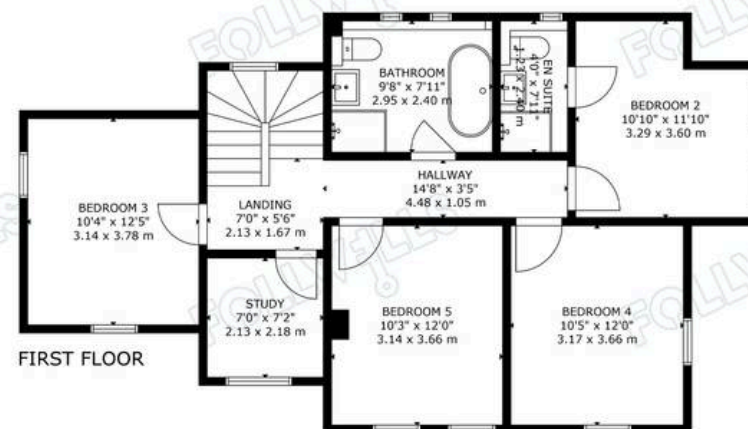
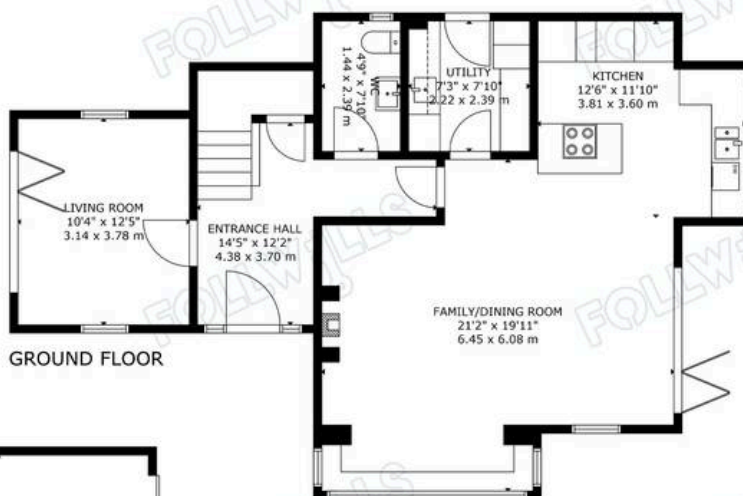
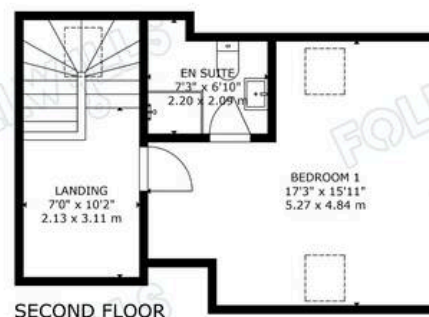
01782615530

or john@follwells.co.uk

Council Tax band: TBD

Tenure: Freehold





GROSS INTERNAL AREA
 TOTAL: 191 m²/2,058 sq ft
 GROUND FLOOR: 79 m²/852 sq ft, FIRST FLOOR: 77 m²/825 sq ft,
 SECOND FLOOR: 35 m²/381 sq ft EXCLUDED AREAS: GARAGE: 31 m²/330 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

