



Helping *you* move



Lilac Cottage, Hales, TF9 2PP

This lovely property is a rare find! Set in the heart of a rural hamlet, this is a nicely presented, detached Four-Bedroom Modern Cottage with impressive Sun Room overlooking glorious Gardens and the valley beyond!

Offers In Region Of
£480,000

Overview

- Four Bedroom Detached House
- Outstanding Far-Reaching Views
- Rural Hamlet Location
- Entrance Hall, Dining Room
- Kitchen, Utility, Cloaks/WC
- Lounge, Impressive Sunroom
- Principal Bedroom with En Suite
- Three Further Good-Size Bedrooms, Family Bathroom
- Parking to Front, Garage
- Extensive Mature Rear Garden
- Tenure – Freehold
- Council Tax Band – E
- EPC Rating - D



Brief Description

The spacious accommodation comprises: Entrance Hall, Dining Room, Breakfast Kitchen, Utility Cloaks/WC, walk-in Pantry, Garage, Lounge area with a dual-fuel stove which opens to the impressive Sun Room with Tri-Fold doors with views across the Garden to the valley beyond! The first floor Landing has access to the Loft, Principal Bedroom with good-size En Suite with walk-in shower and under floor heating and there are three further good-size Bedrooms and the Family Bathroom.

Externally, the property is a real joy! To the rear Garden are terraced timber decks with a fishpond, a large Garden with mature trees and shrub borders and lawns which sweep down towards the valley and those wonderful views. To the front of the property is an enclosed gravelled Parking area for 2-3 cars, with a 5-bar gate to the side leading down to a large garden shed.

Location

Hales is a small rural village four miles East of Market Drayton, with a Church, Hales Club (for social functions) and a Cricket Club. The nearest Pub, Supermarket and Post Office are in Loggerheads, with a Doctors' Surgery in Ashley and well-regarded Primary Schools in Loggerheads and Muckleston.

Market Drayton has a good range of shops, cafes, pubs, dentists, Medical Centre, indoor swimming pool and a High School. More comprehensive shopping, leisure and employment facilities offered by Newcastle-under-Lyme, Nantwich and Shrewsbury. M6 Junction 15 is 20-25 minutes' drive.



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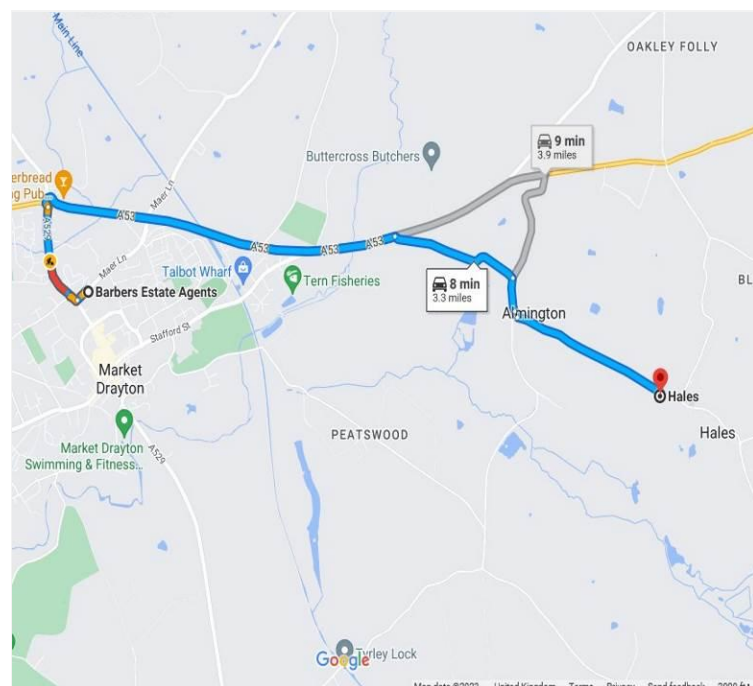
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Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

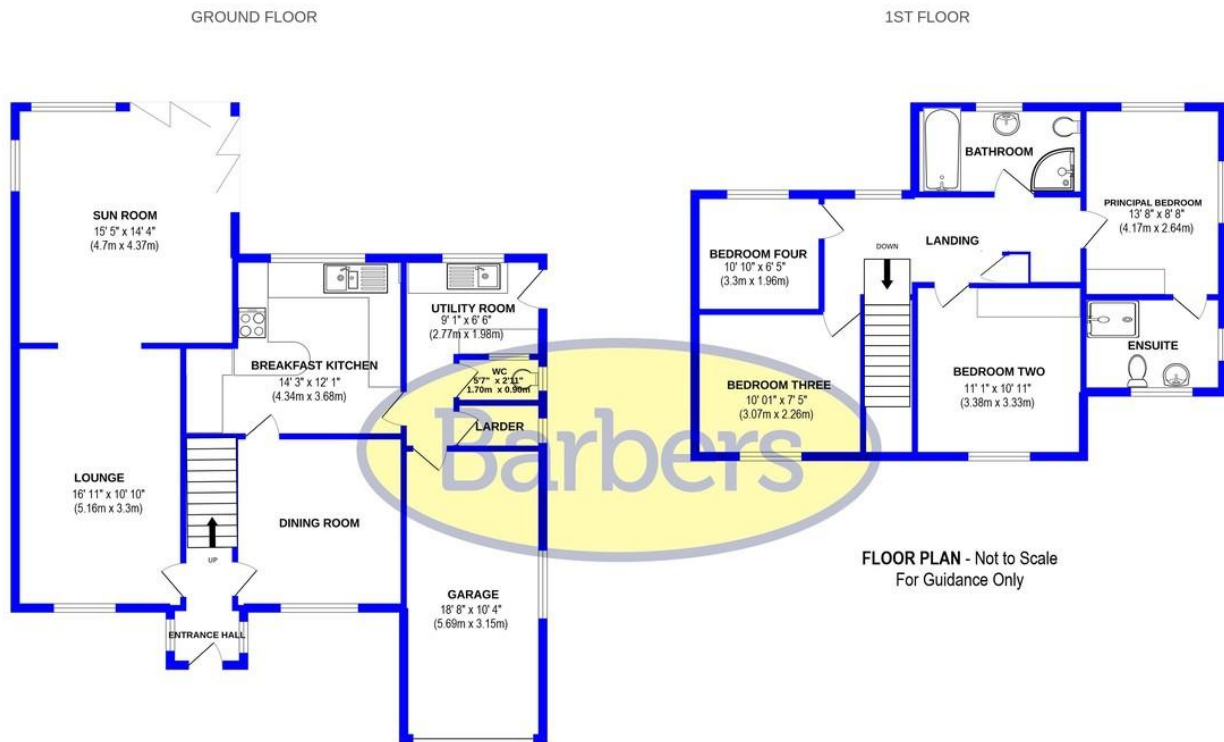
SERVICES: We are advised that mains water and electricity are available, with oil fired central heating and a septic tank shared with next door. Plus solar panels which are owned by the property. The property has been very well maintained, but please be advised that Barbers have not tested any apparatus, equipment, fittings etc., or services to this property so cannot confirm that they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.



DIRECTIONS: From Market Drayton head east on the A53 towards Loggerheads and bear right to Hales by the thatched cottage. Follow this lane and bear left at the triangle and then right at the junction with Pinfold Lane. Bear left at the next grass triangle towards Hales, up the hill and pass the Cricket Club on your right, turning into the driveway just before Hales Club.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Get in touch today! Tel: 01630 653641

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk**



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.