



Helping *you* move



1 Hill View, Hatton Road, Hinstock , TF9 2TS

A rare opportunity to purchase a traditional Three Bedroom Semi-Detached House with 2.11 acres of Gardens and Grazing Land, Stables and amazing views out towards the Wrekin and The Long Mynd - that's offered to the market with No Upward Chain.

Offers In Region Of
£375,000

Overview

- Three Bedroom Semi-Detached House with Land
- No Upward Chain, Wonderful Countryside Views
- Entrance Hall, Lounge
- Dining Room, Kitchen, Rear Porch
- Three Bedrooms, Shower Room
- Front & Rear Garden, Driveway
- Three Stables with light, power & water, Field Shelter
- Approximately 2.11 Acres of Gardens and Fenced Paddocks
- Council Tax Band – B
- Energy Rating - F



Brief Description

The accommodation includes a Boot Room to the side of the property, Kitchen with a good range of traditional units, Dining Room with French doors to the rear Garden and stairs to the first floor, a Lounge with an open fire and front Hall with under stairs cupboard and door out to the front Garden. To the first floor is the Landing with airing cupboard and loft access, two Double Bedrooms, a Single Bedroom and a Shower Room which was updated in 2022.

Heading outside and the property has an enclosed rear Garden with lawn, a patio area, mature fruit trees and a brick built 'Gardener's Loo' with W.C., and sink. The land itself stretches down to the treeline, with post-and-rail fencing to the perimeter and the individual paddocks defined by electric fencing.

There's a field shelter/hay store and a block of three stables with light, power and running water, and plenty of space to park a horsebox or trailer, and a field gate leads out to the lane.

Location

Situated in a rural location, approximately 1.3 miles from the popular village of Hinstock which is almost equidistant between the Shropshire market towns of Market Drayton and Newport. Hinstock Village offers you a Primary School and Nursery, school buses to the various schools within the catchment area, Church, Village Hall, Village Store with Post Office as well as a Pub/Restaurant and local sports facilities.



Your **Local** Property Experts

01630 653641

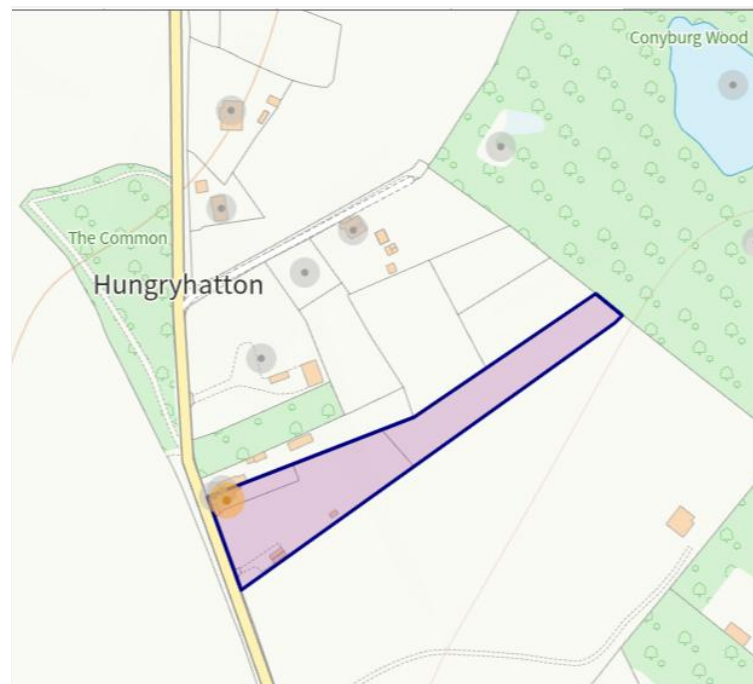


Useful Information

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, septic tank drainage and electricity services are available, with oil-fired central heating. 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 purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council
Tel: 0345 678 9002



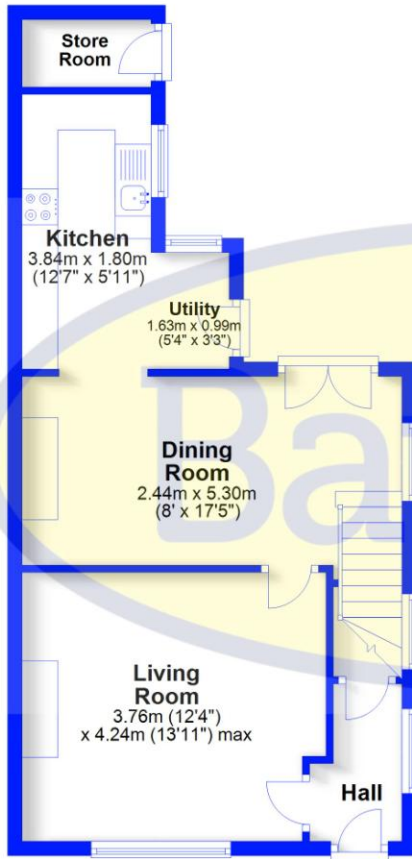
DIRECTIONS: From Market Drayton take the A529 towards Hinckley. After 3.5 miles bear right on Mill Green. At the crossroads with the A41 go straight over onto Hatton Road and after 0.8 miles at the triangle, bear right and then right again - the property is then approximately 500 yards on your right and can be identified by our For Sale sign.

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.

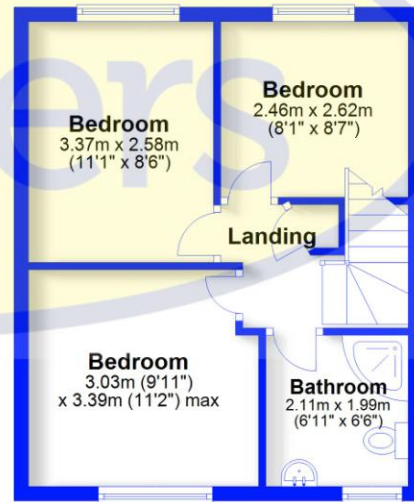
Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 80.2 sq. metres (862.9 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

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.