



Helping *you* move



Old Ivy House, Chapel Lane, Hodnet, TF9 3LG

A beautifully renovated Four Bedroom Detached Country Cottage that seamlessly blends modern Open Plan Living with the character look and feel of the original cottage. Viewing highly recommended!

Offers In Region Of
£735,000

Overview

- Four Bedroom Detached and Extended Country Cottage
- Countryside Views, Large Garden
- Reception Atrium, Lounge with Inglenook Fireplace and Bi-Folding Doors, Open Plan Kitchen/Living Space with Log Burner
- Home Office, large Utility/Boot Room, Shower Room
- Principal Bedroom with En Suite & Walk-In Wardrobe, Bathroom
- Garage, Car Port, Driveway Parking
- Council Tax Band – E
- Energy Rating - C



Brief Description

A beautifully presented updated and extended Four Bedroom Detached Cottage with ground floor accommodation comprising of the Atrium Entrance Hall, spacious Lounge with log burner and bi-folding doors, Open Plan Kitchen/Living/Dining Room with feature fireplace and further log burner, Home Office, Utility Boot Room and Shower Room. To the first floor is the Principal Bedroom with Juliet Balcony, En Suite Shower Room and Walk-in Wardrobe. There are three further Double Bedrooms plus the smart Family Bathroom with free standing bath and corner shower.

Externally, the property sits on a large Garden plot with countryside views, kitchen garden, large lawned area, paved patio and a further seating area under a pergola. There's a large timber-framed Car Port and Garage/Workshop with storage space above, giving you Parking for 4-6 vehicles.

Location

In a countryside location yet with easy access to the A53 for links to Shrewsbury, Telford, Whitchurch and Market Drayton.

The nearest village is Hodnet, which benefits from a Primary School, Village Store with Post Office, Doctors' Surgery, Church and The Bear - a popular Pub/Hotel. Market Drayton offers you a wider range of shops, cafes, pubs and facilities, including an indoor swimming pool and access to the Shropshire Union Canal.



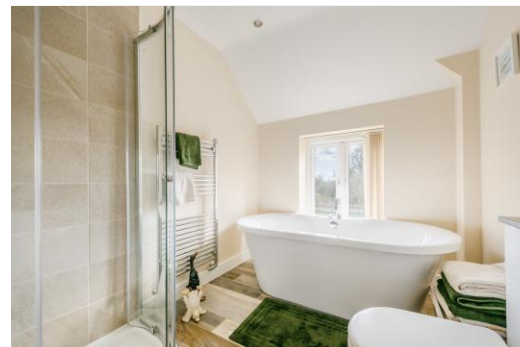
Useful Information

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 electricity and water services are available, with oil fired central heating and septic tank drainage. 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

TENURE: We are advised that the property is Freehold.



DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury for approximately 6 miles, going straight over the Espley Roundabout and then, after approximately 1 mile, turn right where you see the sign to the West Midlands Shooting Ground then left on Chapel Lane and the property is the second house on your left and can be identified by our For Sale sign.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA: 1954 sq.ft. (181.5 sq.m.) approx.

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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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**

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.

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