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Features

- Four Bedroom Detached Former Farm House set on approximately 4.5 Acres including Two Paddocks, Woodland, Wildlife Garden with Pool, original Cattle Shippens
- Traditional Four Bedroom Detached Cottage with Lounge, Dining Room, Breakfast Kitchen, Four Double Bedrooms and Bathroom
- Long Driveway, Parking for Several Vehicles

PROPERTY DETAILS

Moss Cottage is a lovely Four Bedroom former Farmhouse that's full of charm and potential, that's set on approximately 4.5 acres of Paddocks, Gardens and a large Pond.

The cottage is approached on a long drive, and the two main Paddocks and Woodland area are to the left of the drive. To the front of the cottage is a

large, gravelled Parking area where you could easily park 4-5 vehicles, and to your right is the large Shippon - the original cattle barn - with an electric door leading to two large storage areas and two workshop spaces.

The cottage itself is to your left and offers you light and spacious accommodation throughout. The front door opens to the

wide Hallway with stairs to the first floor, a large coats cupboard and a door to the Guest WC to your right. The Lounge is full of light and character, having dual-aspect windows, beams to the ceiling and a multi-fuel stove set in a large, bricked inglenook fireplace with an oak mantle over.

The Dining Room has a quarry tiled floor



and French doors out to the Courtyard Garden to the side of the property. The Breakfast Kitchen is another generous, light space with windows to the rear of the property and a door out to the side Courtyard. There's an excellent range of traditional oak units with an electric six-burner Range Master oven, and space for a fridge, freezer, washing machine, dishwasher and wine cooler. Off the Kitchen is the Utility with a laundry pulley to the ceiling, further kitchen units with a sink, space for a freezer, the oil boiler and a door out to the rear of the property.

To the first floor, the Bedrooms are set around a generous Landing with space for your desk or reading chair. The Principal Bedroom is a generous double room with dual aspect windows, and the remaining Bedrooms are all double rooms. Completing the accommodation is the Family Bathroom with bath, corner shower, wash hand basin and WC.

The wonderful Gardens and Paddocks have been nurtured with wildlife in mind, so throughout the property

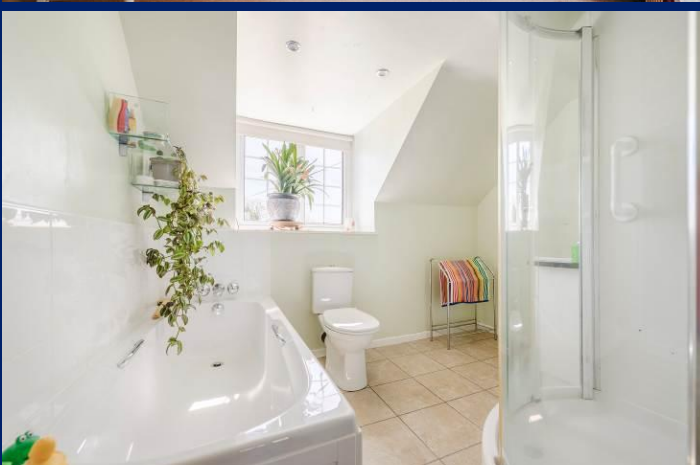




you'll find bird, bat and owl boxes, and pathways leading through natural grasslands. The Gardens closer to the house are full of fruit trees including damson, plum, greengage and mulberry, with patches of wild garlic and chives. Beyond is the large pond that has a pathway leading you round the pond and back to the main garden.

The paddocks have traditional hedgerows, with mown paths through the grassland allowing for wildflowers and wildlife to flourish, plus a small woodland area. The outside space here really is something very special and definitely needs to be explored to appreciate the natural spaces it offers.

Therefore, we recommend you view this wonderful property to explore the cottage and gardens - so please call the team at our Market Drayton office to arrange your viewing.

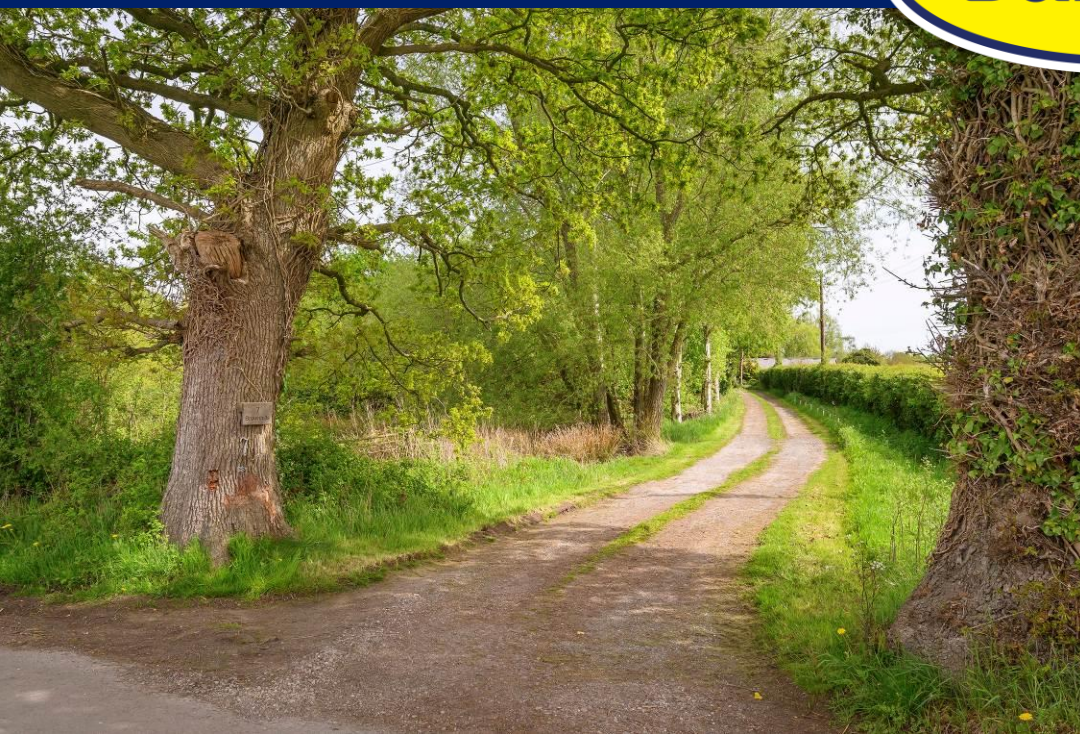


Call Us on: 01630 653641

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DIRECTIONS: From our office turn right and follow Maer Lane out over the bridge and at the first triangle bear left towards Betton Wood and you will see 8 white posts on the right and immediately after the posts you will see two big oak trees on the right and the driveway for No 7 is between these two trees.

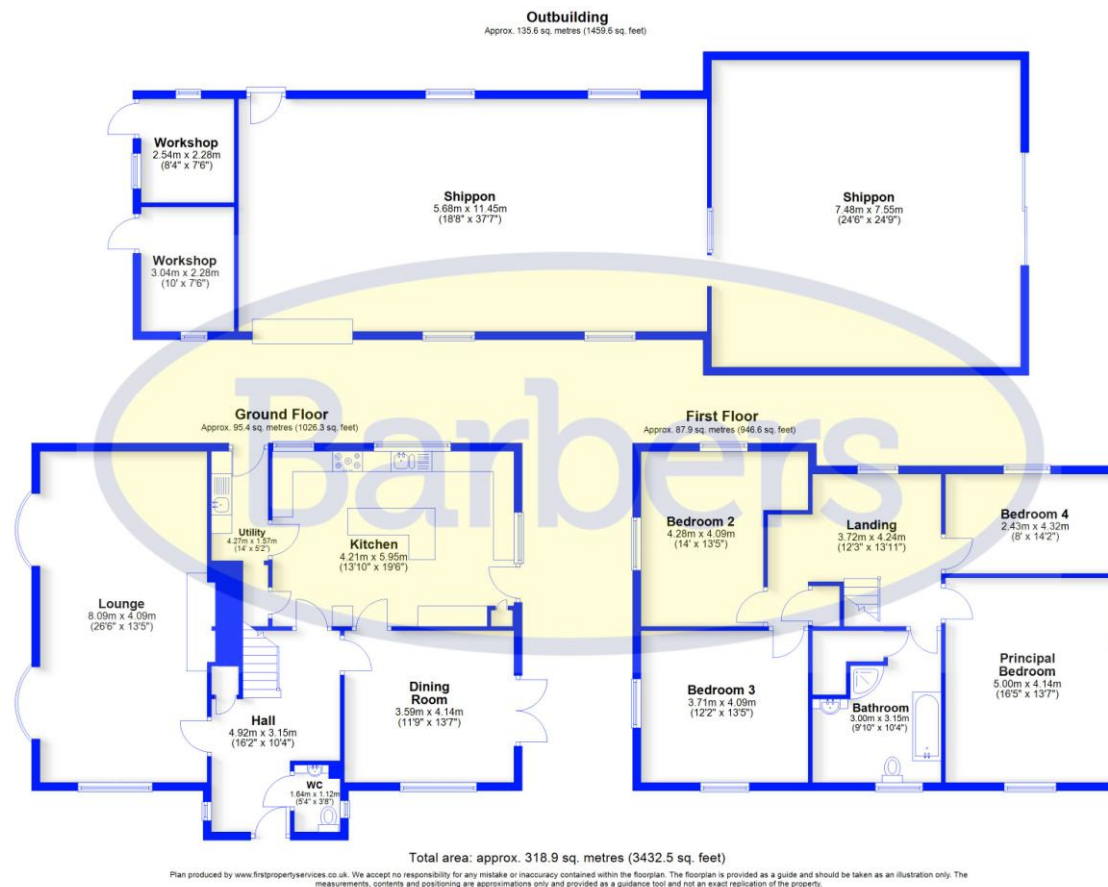
SERVICES: We are advised that mains water and electricity are available, with oil-fired central heating and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>

LOCAL AUTHORITY: Shropshire Council **COUNCIL TAX BAND:** F **ENERGY RATING:** E **FLOOR PLAN:** Not to Scale – Please use as a Guideline Only

TENURE: We are advised that the property is Freehold. Vacant possession upon completion. **METHOD OF SALE:** Private Treaty

BARBERS COPYRIGHT: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property and these should not be reproduced by any third party without our express consent. We reserve the right to use these for marketing initiatives in order to promote the property or the Company. We may use various options for marketing including all social media and mailing

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, 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 you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to MoveButler, and is non-refundable.



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 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.



MARKET DRAYTON SALES - PLEASE CALL US NOW TO ARRANGE YOUR VIEWING

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