



Wyndhurst, Wollerton, Market Drayton, Shropshire

Helping *you* move





We are delighted to be marketing Wyndhurst, which is a stunning late Victorian period detached residence situated in the picturesque small rural village of Wollerton. The property occupies an impressive plot of around 6.5 acres (2.65 hectares) that includes a grass paddock extending to approx. 2.32 ha (5.7 acres) beautifully landscaped surrounding gardens with manicured lawns, patio area, mature trees and well stocked flower beds and borders. In addition there is a Substantial Detached Brick and Tile Built garage, two stable blocks and a sweeping driveway with spacious parking and turning areas. The property retains a wealth of charm and character and offers plentiful living space. As you enter from the main timber double doors in reception vestibule you will then be greeted by the elegant entrance hall with a beautiful curved stairway to the first floor with 2 magnificent original large stained glass windows allowing light to flood in. Onwards there is a wonderfully spacious sitting room, formal dining room, lounge and doorway access to the wine cellar. The modern dining kitchen provides a superb space for families and entertaining and opens out into a lovely sunny garden room. Lastly there is a useful utility/boot room with a cloakroom/wc off. Moving onto the first floor via the grand staircase there is a wide landing space which spans the entire floor and provides access to a large family bathroom, an additional shower room and five good sized bedrooms including the guest bedroom situated along the far wing which has the added benefit of an en-suite facility.



LOCATION

Wollerton is just over 5 miles from the market town of Market Drayton which offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger towns of Shrewsbury (16 miles), Telford (16 miles) and Newcastle-U-Lyme (20 miles) are all in commutable distance and offer a wider range of amenities, with Birmingham being 48 miles away. The popular village of Hodnet is about 1 mile away and offers a medical centre, thriving junior school, restaurant/pub, and village stores.

DIRECTIONS

From Tern Hill roundabout at the junction of the A41 and A53 main roads, head west towards Shrewsbury/Telford. Turn 1st right for Hodnet and then first left in Wollerton into Mill Road. Proceed along Mill Road for just over 400 metres and Wyndhurst is situated on the right hand side directly opposite Beech House Nursing Home.



ACCOMMODATION

RECEPTION HALLWAY 17' 2" x 14' 7" (5.23m x 4.44m)
FORMAL SITTING ROOM 21' 11" x 15' 8" (6.68m x 4.78m)
LOUNGE 17' 3" x 14' 1" (5.26m x 4.29m)
DINING ROOM 15' 1" x 12' 7 min " (4.6m x 3.84m)
OPEN PLAN DINING KITCHEN 22' 5" x 13' 5" (6.83m x 4.09m)
GARDEN ROOM 21' 2" x 8' 11" (6.45m x 2.72m)
UTILITY ROOM 8' 11" x 7' 10" (2.72m x 2.39m)
CLOAKROOM/WC 6' 5" x 2' 8" (1.96m x 0.81m)
BEDROOM ONE 17' 1" x 12' 8 min " (5.21m x 3.86m)
BEDROOM TWO 15' 9" x 14' 2" (4.8m x 4.32m)
BEDROOM THREE 15' 1" x 14' 0" (4.6m x 4.27m)
BEDROOM FOUR 11' 10" x 10' 0" (3.61m x 3.05m)
GUEST BEDROOM 15' 8" x 10' 7" (4.78m x 3.23m)
EN-SUITE SHOWER ROOM 7' 8" x 3' 10" (2.34m x 1.17m)
FAMILY BATHROOM 11' 0" x 10' 1" (3.35m x 3.07m)
SHOWER ROOM 8' 11" x 5' 6" (2.72m x 1.68m)



EXTERNALLY

There are spacious and attractive well stocked gardens with shaped lawns and borders and a feature flagged patio area housing the oil storage tank. Sweeping tarmac driveway and spacious parking and turning area.

DETACHED BRICK & TILE BUILT GARAGE – 26' 0" x 19' 0"

With 3 sets of double doors, concrete floor, light and power and solar panel control.

TIMBER CONSTRUCTED STABLE BLOCK – 40' 0" x 11' 0"

Concrete Yard.

BRICK & BLOCK AND TILED CONSTRUCTED STABLE BLOCK – 18'0" deep x 30' 8" wide .

Divided into 3 Stables with a concrete floor. Adjoining Store 18' 0" x 9' 6" with Loft above .Water and electric are connected.

Grass paddock extending to approx. 2.32 ha (5.7 acres)

Total area of property including house, gardens and paddock approx. 2.65 ha (6.5 acres)



SERVICES

We are advised that mains electric and water and are available . Septic tank drainage . 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.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

Barbers

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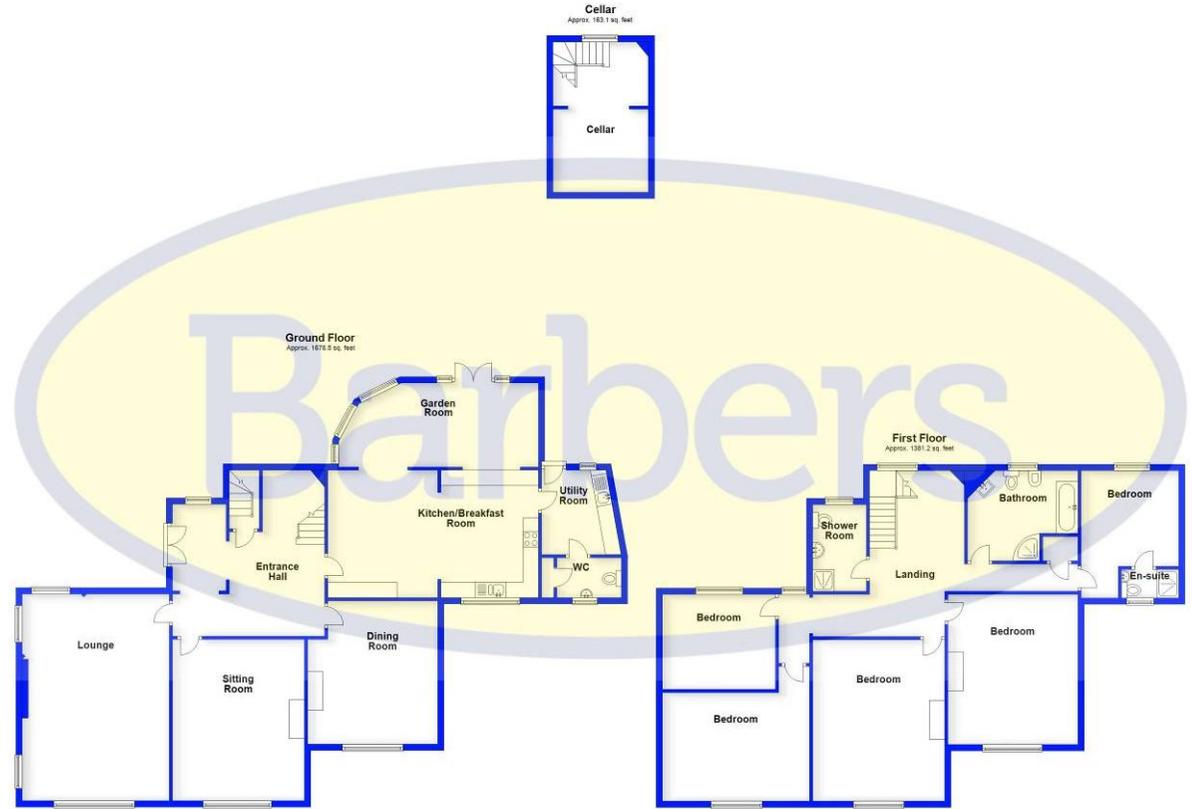




Google Maps

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-105)		A (2-10)	
B (81-91)		B (11-20)	
C (69-80)		C (21-30)	
D (55-68)		D (31-40)	
E (39-54)		E (41-50)	
F (21-38)		F (51-60)	
G (1-20)		G (61-80)	

Not energy efficient - higher running costs
England, Scotland & Wales



Total area: approx. 3222.8 sq. feet

We accept no responsibility for any mistakes or inaccuracies contained within this floorplan. The floorplan is provided as a guide only and should be taken as an indication only. The measurements, contents and positioning are approximate only and provided as a guidance tool and not an exact replication of the property. Please contact us for further details.

LOCAL AUTHORITY: Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

DISCLAIMER: 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.

NOTE 1 - In the event that the purchaser or their successors in title obtain planning permission for any form of development on the paddock within the next 25 years, they will be required to pay the seller 35% of the uplift in value of the land attributable to the planning permission.

NOTE 2 - A public footpath crosses the paddock



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