



Lime Kiln Cottage, Norton Road, Adderley

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Lime Kiln Cottage, Norton Road, Adderley,  
Market Drayton, Shropshire, TF9 3TN

Freehold £650,000



*We are delighted to be marketing this beautiful period property, Lime Kiln Cottage which is nestled in an enviable position right next to the Shropshire Union Canal (Bridge 69). The property was built circa 1835 for the Corbet family of Adderley Hall and formed part of the Adderley Hall estate until the 1950's when it became the wharf to the neighbouring farms. The current owners have ensured that it is presented immaculately throughout, retaining a wealth of character plus plenty of modern day comforts such as the stunning breakfast kitchen with a large range of integral appliances and a highly useful walk-in pantry and luxurious bathroom suites. The two main reception rooms both include exposed ceiling beams and polished oak floors plus a double sided wood burning stove so that both rooms can benefit from the warmth and cosiness of a real wood fire. Onwards there is a study/family room and a guest bedroom with access to a luxurious en-suite bathroom with a freestanding bath and remote controlled ambient lighting. The first floor, off the landing area, you will find the master bedroom with breath-taking views over the open countryside and the canal, which also has an adjoining dressing room, complete with fitted wardrobes. (This room could easily be made into another bedroom with a separate doorway). Also on the first floor there is a spacious family shower room and another double bedroom with a walk-in wardrobe leading into an en-suite shower room. Externally there are manicured lawned gardens to the front and rear, a productive allotment with a greenhouse and shed and a paved patio area which is complete with a hot tub! The outside also includes a boiler house which provides excellent storage space, a double garage with a workshop off, a freestanding timber kennel and a garden shed. Secure electric double gates from the road lead to an ample gravelled parking area. Please note that the property does have approval for Private Mooring – more details are available from branch.*



## LOCATION

Located between the popular villages of Norton-In-Hales and Adderley. Lime Kiln Cottage is situated next to the Shropshire Union Canal at Bridge 69. The nearby villages of Adderley and Norton in Hales are only 1 and 2 miles away and both offer village schools. The larger towns of Market Drayton and Audlem offer a more comprehensive range of amenities including specialist and high street shops, supermarkets, health facilities, schools, restaurants and excellent transport links to the M6 motorway network and the larger towns of Shrewsbury, Telford, Newcastle under Lyme and Chester.

## DIRECTIONS

Leave Market Drayton on the A529 for 4 miles towards Adderley. On entering the village, turn right into Rectory Lane and then right at the X-junction, sign posted Norton in Hales. Continue along this road, over the disused railway bridge where you will find the private entrance to the property on the right hand side just before the canal bridge, which can be identified by our for sale board.





## SERVICES

We are advised that mains electric is available with oil fired central heating and septic tank drainage. The water supply is via a borehole. 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.

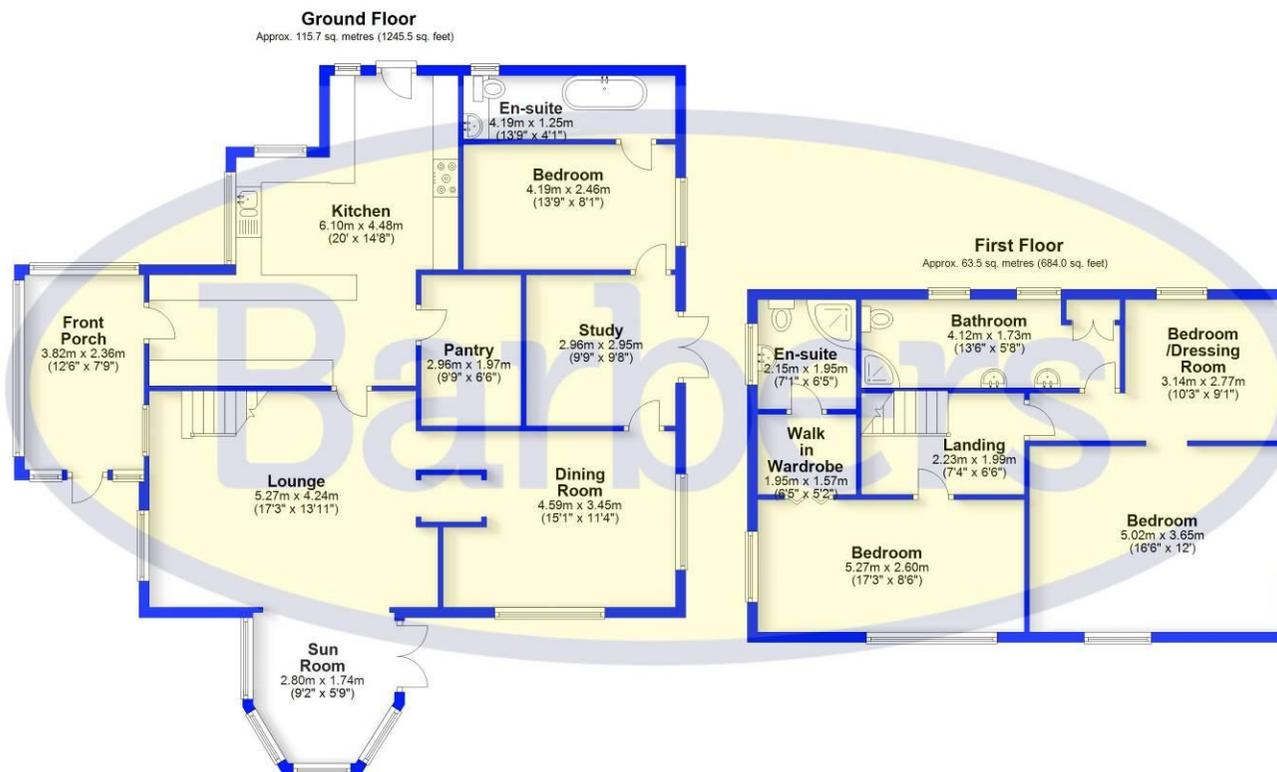
## AML REGULATIONS

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.



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Total area: approx. 179.3 sq. metres (1929.5 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

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.



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