



The Threshing Barn, Hinstock, TF9 2NJ

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# The Threshing Barn, Hinstock, TF9 2NJ

Freehold – Offers in the Region of  
£625,000



## Features

- Detached Barn Conversion with Annex
- Set in 0.9 Acres of Picturesque Gardens and Grounds
- Three Bedrooms, One En-Suite
- Entrance Hall, Kitchen, Utility Room
- Open Plan Living Space (Incorporating Dining Sitting Room)

Lounge, Family Bathroom

Timber Framed Car Port, Dog Kennel

Separate Annex, Countryside Setting

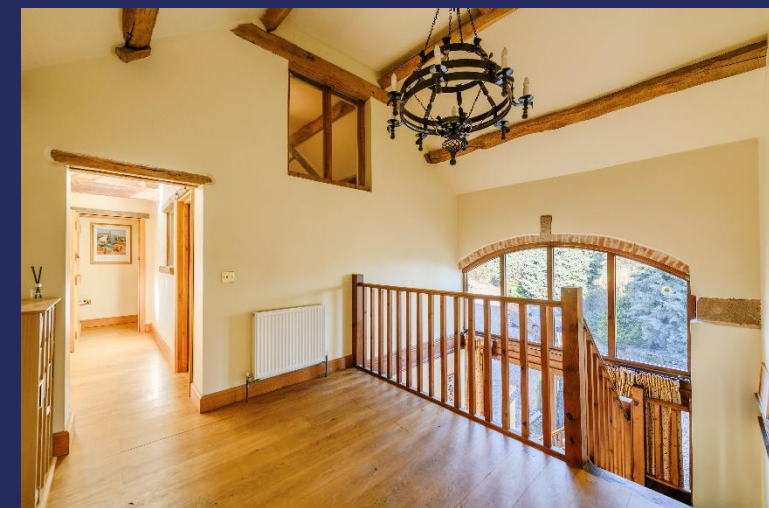
Council Tax Band F

EPC Rating C



## BRIEF DESCRIPTION

An exceptional opportunity awaits to acquire a Detached Barn Conversion with an Annex, nestled in approximately 0.9 acres of picturesque gardens and grounds amidst stunning countryside. This property offers the perfect setting for multi-generational living in a tranquil environment. The residence boasts a generously sized Side Entrance Hall featuring a convenient cloaks cupboard. The well-appointed Kitchen Breakfast Room seamlessly connects to a spacious Utility Room and a Ground Floor W.C. The open-plan living space includes a Dining Room, Central Hall with a striking staircase, and a comfortable Lounge. Ascending to the first floor, discover Three spacious Bedrooms, with the Main Bedroom featuring an En-Suite, along with a Family Bathroom. The Annex presents versatile spaces, currently comprising a Workshop which would convert to Kitchen Living area, W.C., and a Storage Room. An adjoining Garage provides an excellent opportunity for an additional Bedroom. The property features a sizable front Yard, a large vegetable Garden at the rear of the annex, and main gardens with several Patio areas situated to the side. Completing the picture is a small Paddock area, offering a diverse range of outdoor spaces to enjoy.



## LOCATION

Hinstock is a popular village with facilities including a post office/shop, church, pub and primary school. The property is approximately 4 miles South of Market Drayton and 7 miles North of Newport - a busy market town with a range of shops, boutiques, cafes, pubs and Victorian Indoor market.

The property is within easy reach of the A41 which gives you good road access to Telford, Stafford, Shrewsbury, Cannock and Wolverhampton. The rail connections from Stafford and Telford bring Manchester and Birmingham into commutable distance – and there's a regular non-stop service (average journey time 1 hr 19 minutes) from Stafford to London Euston.



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**TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

**DIRECTIONS:** From Newport take the A41 Newport Bypass towards Whitchurch. Continue to follow A41 for 5.1 miles then turn right onto Chester Road/A529 and then continue to follow A529 for 0.3 miles then turn right onto Goldstone Road. Continue along Goldstone Road and bear right for Ellerton, continue for approximately three quarters of a mile and the property will be located on the right hand side as identified by our For Sale Board.

**SERVICES:** We are advised that the property has oil fired central heating, mains water and electricity together 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 Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**EPC RATING - C-72** - The full energy performance certificate (EPC) is available for this property upon request.

**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:** 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.

**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. Edit | Delete

**METHOD OF SALE:** For Sale by Private Treaty.

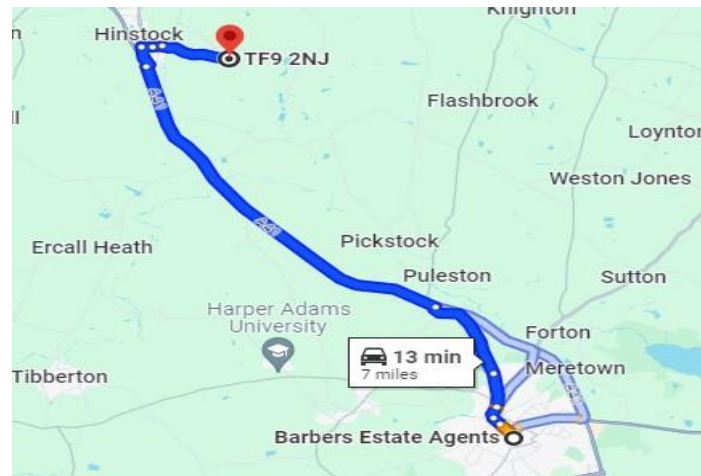
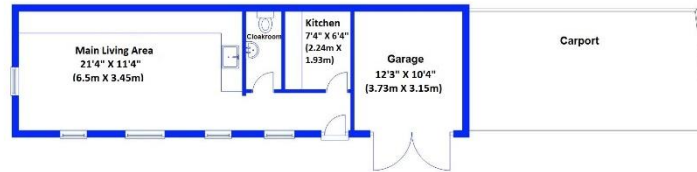
**BROADBAND AND MOBILE:** We have been advised that the broadband at the property is supplied by ADSL/Cable/FTTC/FTTP. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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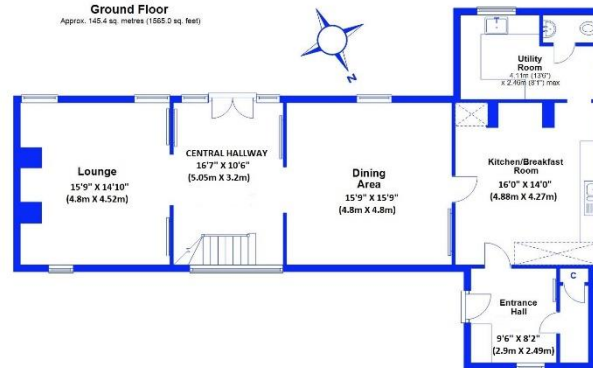




Annex



Ground Floor



First Floor



Total area: approx. 225.6 sq. metres (2427.9 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not to be taken as a true and exact representation of the subject property. Plans produced using Planitly.

The Threshing Barn, Hinstock

**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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