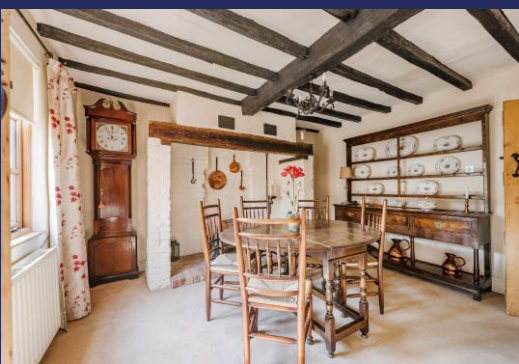




Helping *you* move



Hill House, Newport Road, Hinstock

An absolutely stunning Detached Period Cottage situated in a highly desirable central village location, set in a substantial garden plot with plenty of parking.

Offers in the Region of
£475,000

Hill House, Newport Road, Hinstock

Overview

- Beautiful Detached Period Cottage
- Highly Desirable Central Village Location
- Substantial Garden Plot with Plenty of Parking
- Three Lovely Bedrooms and a First floor Bathroom and a Characterful Lounge and Dining Room
- Victorian Style Conservatory
- Ground Floor Shower Room
- Large Gardens, Useable Dry Cellar
- Council Tax Band D
- EPC Rating G



BRIEF DESCRIPTION

A beautiful Detached Period Cottage located in a highly sought-after village location. The property has a large garden plot with ample parking, which is a great feature for any homeowner. Inside, the cottage boasts Three Lovely Bedrooms and a characterful Lounge and Dining Room, as well as a Beautiful Kitchen and a Victorian-style Conservatory that adds a touch of charm to the property. The ground floor also includes a Shower Room, a Utility Room, and a Large Side Porch, which provide a practical and functional space for daily living. Upstairs, there are Three Bedrooms and a Bathroom, adding to the overall comfort and convenience of the property. Additionally, the cottage has the added bonus of a very usable plastered and dry cellar, which can be used for a variety of purposes. With Large Gardens surrounding the property, this cottage is sure to be a delightful place to call home.

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.



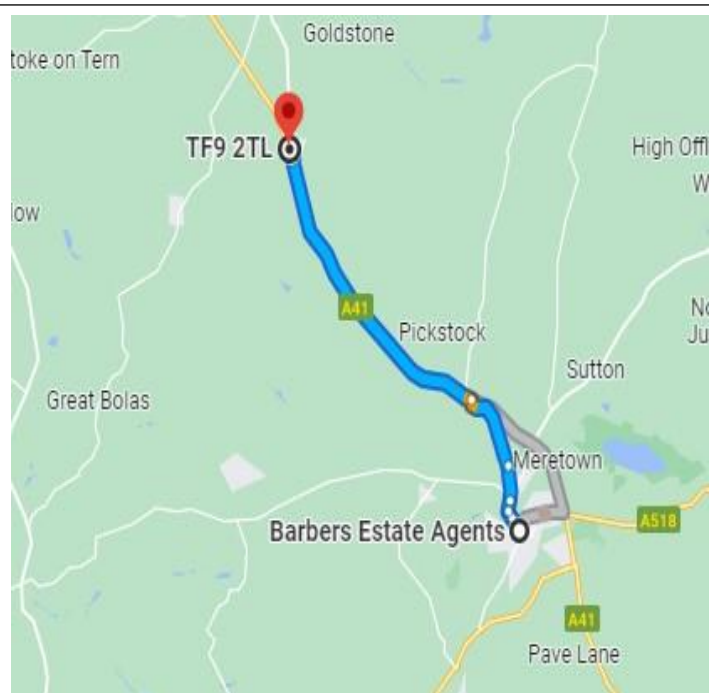
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: 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

SERVICES: We are advised that the property has oil fired central heating, septic tank drainage, mains water and electricity are available. 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.

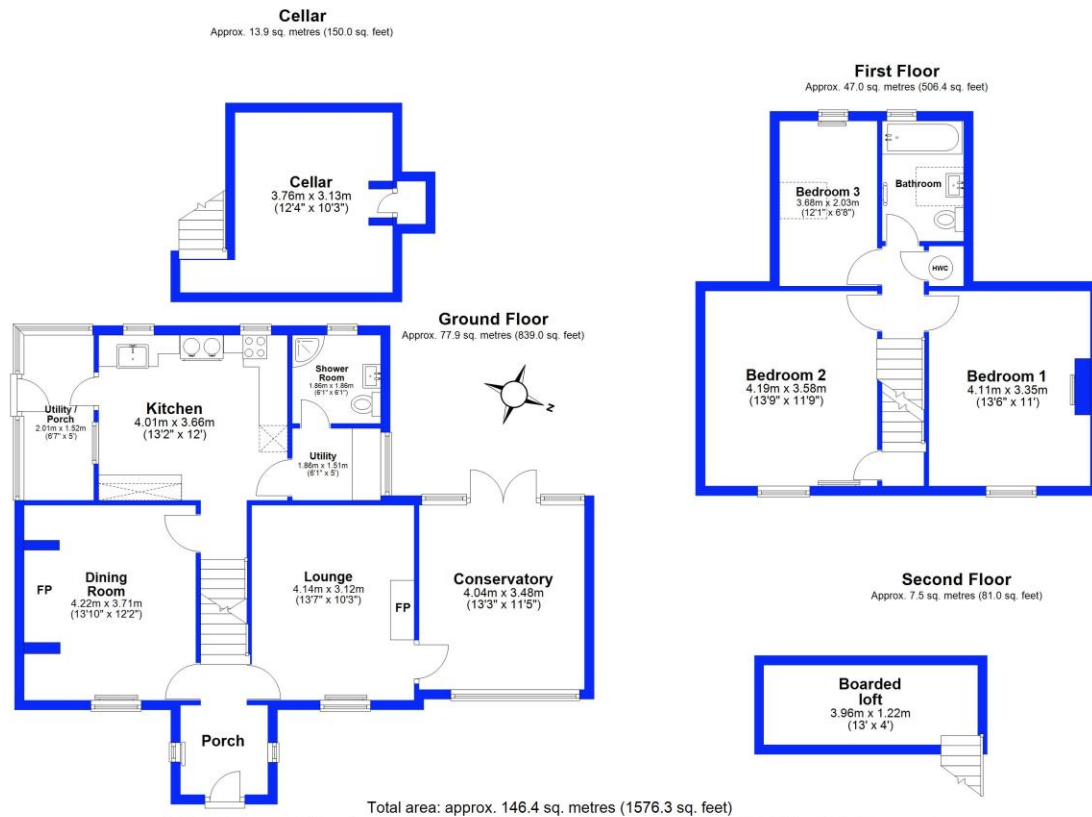
LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002



DIRECTIONS: From our office head north on the High Street, go straight across at the mini roundabout and continue onto Lower Bar. Continue onto Chetwynd End then slight left onto Chetwynd Road/B5062, go through the next roundabout and continue onto Chester Road. Turn left onto Chester Road/Newport Bypass/A41 and continue to follow A41 for 4.0 miles, turn right onto Chester Road/A529 and the property will be identified by our For Sale Board.

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: 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.



Hill House, Newport Road, Hinstock, Market Drayton



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: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: newport@barbers-online.co.uk

Barbers

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.