



2 Meadow Brook, Marsh Lane, Hinstock,
TF9 2TG

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**Freehold – Offers in the Region of
£820,000**



Features

- **Stunning Detached Family Home in a Village Location**
- **Set in 1.4 Acres of Gardens and Paddock**
- **Five Bedrooms, Main and Bedroom Two with En-Suites**
- **Ground Floor W.C., Office, Utility Room**
- **T-Shaped Kitchen/Living Room, Dining Area**

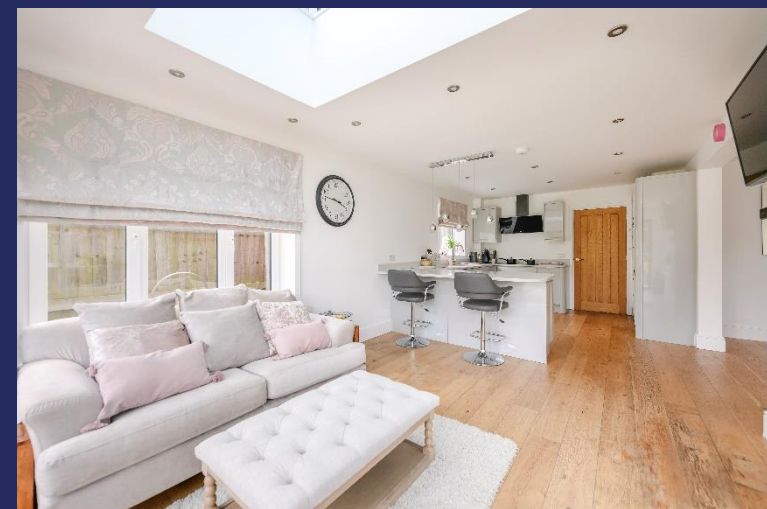
Oak Doors Throughout, Underfloor Heating to Ground Floor

Spacious Lounge with Modern Inglenook Fireplace with Log Burner

Family Bathroom, Solar Panels, Double Garage

Paddock, Timber Stable Block, Tack Room

Council Tax Band C, EPC Rating B



BRIEF DESCRIPTION

Set within approximately 1.4 acres of Gardens and Paddock, this beautifully designed Modern House offers well-appointed accommodation. The ground floor features a welcoming Entrance Hall leading to a WC, Office, and Utility Room. The spacious Lounge includes a modern Inglenook Fireplace, while the T-Shaped Kitchen, Living, and Dining Room serves as the heart of the home. The property also has the benefit of TV aerial points in all living accommodation and bedroom accommodation.

Upstairs, the Oak Staircase leads to a Landing with a gallery return. The Main Bedroom boasts a stylish En-Suite, accompanied by a Guest Bedroom with its own En-Suite, Three further Double Bedrooms, and a Family Bathroom. Externally, the property is part of an Exclusive Development of just Two Luxury Homes. An attractive Driveway with Ample Parking complements the Gravelled Driveway at the rear, which provides access to the Paddock. The Gardens, laid to lawn, adjoin the Paddock, and a substantial Timber Stable Block includes Hay Storage and a Tack Room.

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.



Barbers

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TO VIEW THIS PROPERTY: 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 our office head north on High Street, go straight across at the mini roundabout and onto Lower Bar, continue onto Chetwynd End. Slight right onto Forton Road/B5062. At the roundabout, take the 1st exit onto Newport Bypass/A41. Continue to follow A41 for 6 miles. Turn right onto Chester Road/A529 and then sharp right onto Marsh Lane, turn left to stay on Marsh Lane then turn right to stay on Marsh Lane and the property will be located a little way along as identified by our For Sale Board.

SERVICES: We are advised that the property has mains water, electricity, oil fired central heating and septic tank drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

SOLAR PANELS: The property has four solar panels which provide daytime electricity.

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

EPC RATING – B: 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.

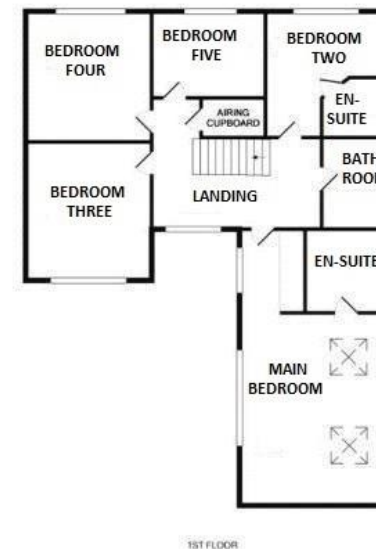
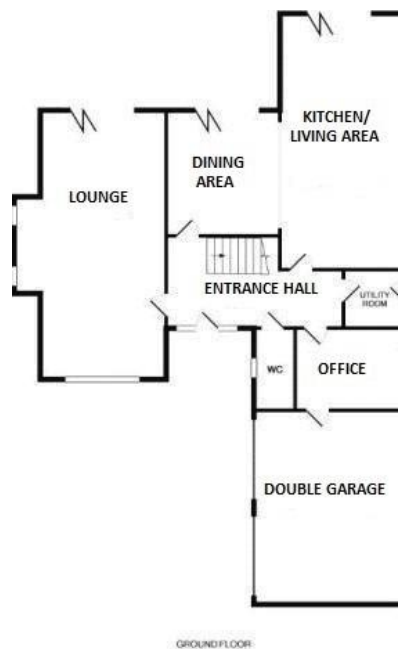
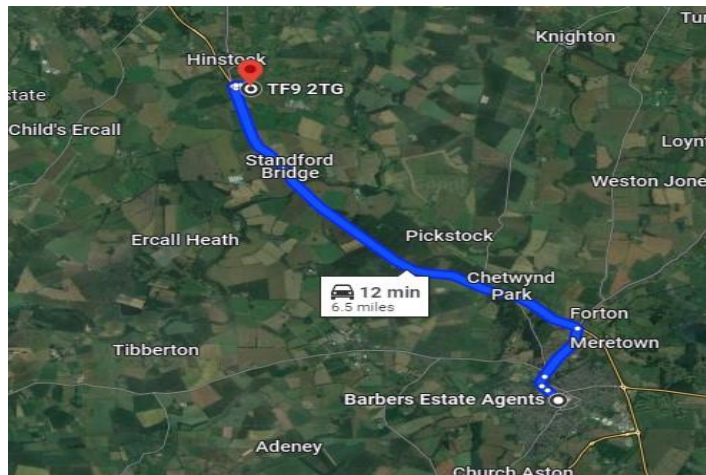
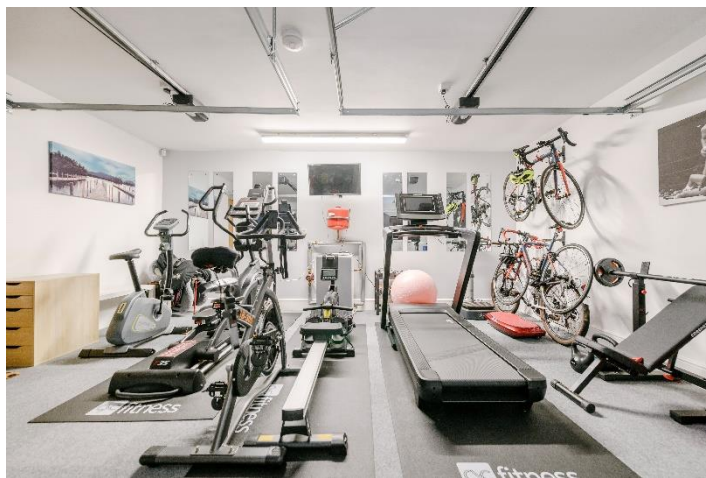
METHOD OF SALE: For Sale by Private Treaty.

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OFFICE: 10'1" x 7'6" (3.07m X 2.29m)
 UTILITY ROOM: 5'9" x 5'4" (1.75m X 1.63m)
 T-SHAPED KITCHEN/LIVING ROOM: 23'5" x 11'6" (7.14m X 3.51m)
 DINING AREA: 11'5" x 10'5" (3.48m X 3.18m)
 LOUNGE: 24'4" x 11'4" (Extending into Modern Inglenook Fireplace to 13'10" (7.42m X 3.45m)
 MAIN BEDROOM SUITE: 16'0" x 18'3" (4.88m x 5.56m)
 BEDROOM TWO GUEST SUITE 12'8" x 11'8" (3.86m X 3.56m)
 BEDROOM THREE: 11'9" x 11'10" (3.58m X 3.61m)
 BEDROOM FOUR: 12'6" x 11'5" (3.81m x 3.48m)
 BEDROOM FIVE: 9'10" x 8'8" (3m X 2.64m)
 DOUBLE GARAGE (CURRENTLY USED AS A GYM) 17'10" x 15'7" (5.44m X 4.75m)

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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