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Hawkstone View Cottage

Barbers





Features

- Three Bedroom Detached Country Cottage
- Village Location, Countryside Views
- Dining Kitchen with Bi-Folding Doors
- Character Lounge with Inglenook Fireplace and Log Burner, Office, Utility, WC
- Principal Bedroom with En Suite & Dressing Room, Two Further Bedrooms, Shower Room
- Garage, Garden Studio, Gorgeous Gardens

BRIEF DESCRIPTION

Hawkstone View Cottage is a beautifully extended and renovated Three Bedroom Detached Country Cottage where the extensive Gardens to the front make the most wonderful first impression! It's considered to date from the late 18th century and was formerly the Gardeners' cottages serving the neighbouring Old Hall, Wollerton.

As you turn in through the gates, you'll find the first Parking area and to your left the Driveway leads up to the timber framed Garage and independent Studio/Home Office. You'll park here and walk along a gravelled pathway through the long front Garden and up to the picture-perfect front door with timber canopy over.

The door opens into the impressive Lounge which retains the character beams, with a large inglenook fireplace housing a log burning stove, Karndean flooring and steps down to the Office, and dual aspect windows letting light flood into this lovely room. To your right is the light and welcoming Dining Kitchen which offers you Shaker-style units



with solid wood surfaces, a Belfast sink, integrated dishwasher, electric Range-style oven with extractor fan over, dresser storage unit and pantry, with ceiling spotlights, porcelain tiled floor and a Dining area which has bi-folding doors out to the rear Garden and Velux-style windows, one of which can be remotely opened.

Off the Kitchen a door opens to the inner Hall which has a turning staircase to the first floor Landing, and gives you access to the Cloaks/WC with flooring that was the original terracotta tiles from the old kitchen. This flooring is continued into the Utility/Boot Room which has an integrated washing machine, space for a tall fridge freezer, broom cupboard and a stable door that opens to the rear Garden.

Heading up to the first floor and the Principal Bedroom is a really generous room, with feature beams, original fireplace and floorboards, dual aspect windows, a dressing room and lovely En Suite with double sinks, walk-in shower, a free-standing roll top bath and Karndean flooring. Bedrooms Two and Three also retain their original floorboards and character features and they share a Jack'n'Jill shower room with underfloor heating.





This beautiful property is set in an equally stunning Garden! To the front is the long, lawned Garden with raised Kitchen Garden beds, a young orchard area with an apple, pear, cherry and plum trees, along with gooseberry and black current bushes - and not forgetting the beautiful and very mature, productive cooking apple tree. There's a herb garden, a log store and a large patio entertaining space that's just perfect for enjoying the long summer sunsets. The property also benefits from outdoor water tap points at the north and south extremities, and a double outdoor power socket to the rear of the property next to the bi-fold doors.

The detached Garage has light, power and an electric roller door - and it has been cabled for electric car charging but a charging unit hasn't been installed by the current vendors. The Garden Studio/Office is a lovely light space with 'daylight' tube lights and windows looking out over the pretty Garden. To the rear of the property where you'll find raised beds and further patio space in front of the bi-folding doors that fully open to the Dining Kitchen.



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TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH
Tel: 01630 653641 | marketdrayton@barbers-online.co.uk

DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, going straight over Tern Hill roundabout and then taking the second right on Mill Road (signposted to Wollerton and Old Hall Gardens). Follow the road through the Wollerton village sign and the property is the third access on the right, immediately after the entrance to the Wollerton Old Hall Gardens.

SERVICES: We are advised that mains water, drainage and electricity are available, with an air-source heat pump for the heating and hot water. 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>

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

ENERGY RATING: D **COUNCIL TAX BAND:** D

FLOOR PLAN: Not to Scale, please use as a Guideline only

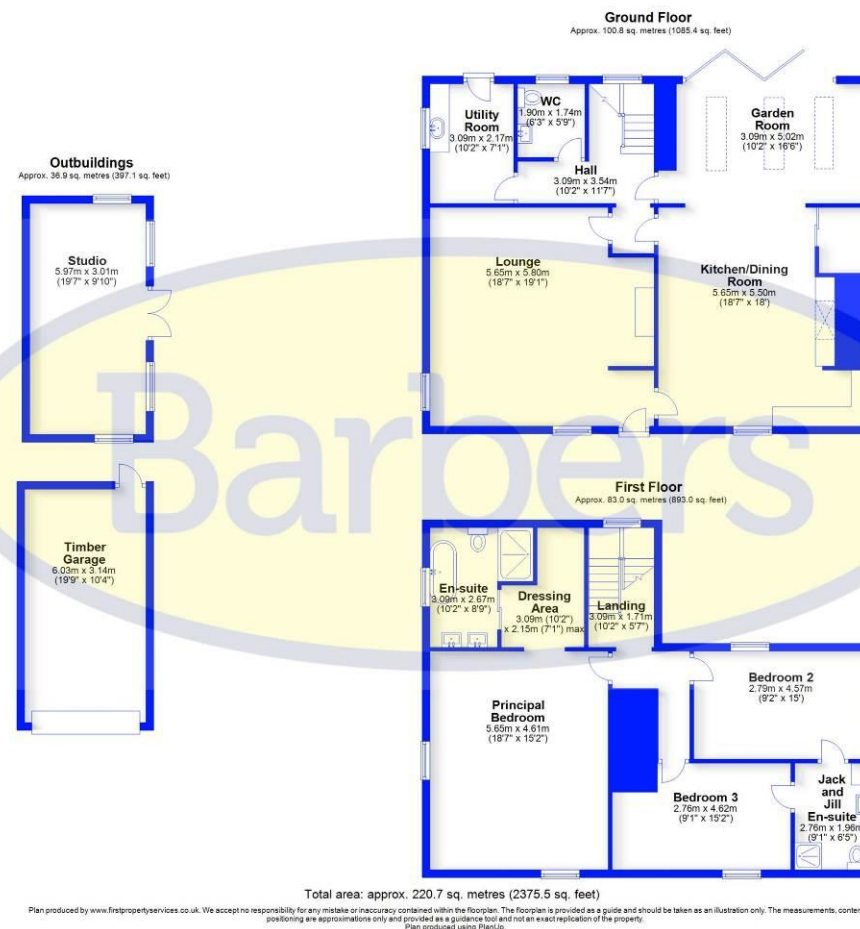
TENURE: Freehold **METHOD OF SALE:** Private Treaty

BARBERS COPYRIGHT: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote the property or the Company. We may use various options for marketing including all social media and mailing campaigns, all designed to help with the sale/rental of your property.

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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IMPORTANT: 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 on the floorplan are approximate and should only be used as a guideline only. These particulars do not constitute a contract or part of a contract.



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