



Helping *you* move



The Old Post Office, Copmere End, ST21 6EW

A rare opportunity to purchase a beautifully presented Three Bedroom Cottage with Garden Room, pretty Courtyard Garden and approximately 0.38 acres of Paddocks with Stable Block and off road Parking for 3-4 vehicles.

Offers in the Region of
£460,000

Overview

- Three Bedroom Semi-Detached Cottage with a 0.38 acre Paddock with Stables
- Dining Room and Lounge with Log Burners, Kitchen, Garden Room with Sky Lantern and French Doors to Courtyard Garden
- Two Double & One Single Bedrooms, Bathroom
- 0.38 Acre Paddock with Far Reaching Views, Stable Block, Brick Built Store, Field Shelter
- Council Tax Band - D, Energy Rating - E



Brief Description

The Dining Hall is a lovely warm and welcoming space with a quarry tiled floor with a pretty inlaid tile border, triple aspect windows and a multi-fuel stove in an inset fireplace with oak mantle over. The Kitchen has a good range of Shaker-style units with an inset sink, integrated dishwasher and bin store, and space for your oven with extractor fan over and a tall fridge freezer. The Kitchen is open to the Garden Room which has light flooding in through the sky lantern and French doors out to the pretty rear Courtyard. Off the Garden Room is the walk-in coats store and the ground floor WC.

The Lounge with a multi-fuel stove in a Cotswold stone fire surround, tiled floor and bow window to the front and stairs to the first floor Landing off which are two Double Bedrooms, a generous Single Bedroom that is currently used as a Home Office and the Bathroom with a P-shaped bath with shower over, WC and wash hand basin.

The 0.38 acre plot is divided into two Paddocks that are home to two Shetland Ponies, with a stable block, brick store, Field store and a large Parking area for 3-4 vehicles.

Location

Copmere End is a rural Hamlet with a popular village pub, that's just 1.5 miles from the highly desirable village of Eccleshall with its great mix of local shops, cafes, pubs, a supermarket, butchers, garden center and saddlery.

Stafford has a wider range of shops and facilities, a mainline railway station and access to the M6 motorway.



Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity, water and drainage are available with oil-fired central heating. 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: Stafford Borough Council

TENURE: We are advised that the property is Freehold.



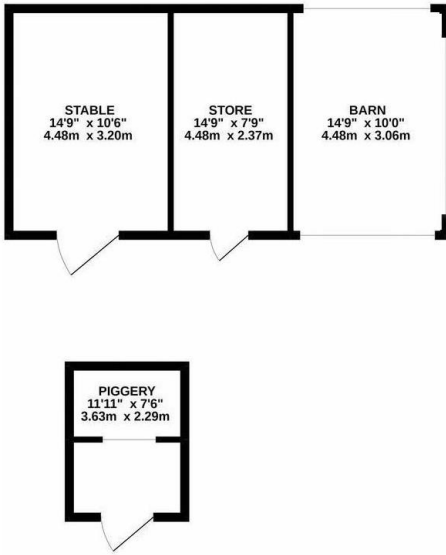
DIRECTIONS: From Market Drayton take the A53 to Loggerheads and then turn right on Eccleshall Road. Travel through Croxton and Sugnall and then turn right on Copmere Lane. At the crossroads turn left and you can park in the parking at the stables immediately on your left and then cross the lane to the cottage itself.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

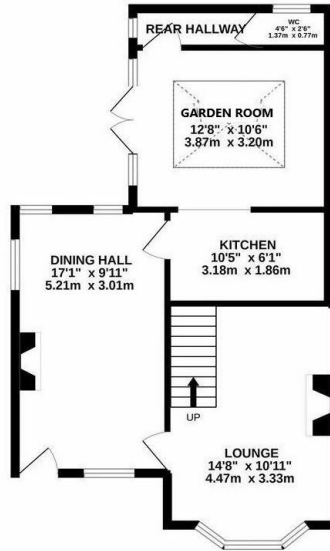
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and



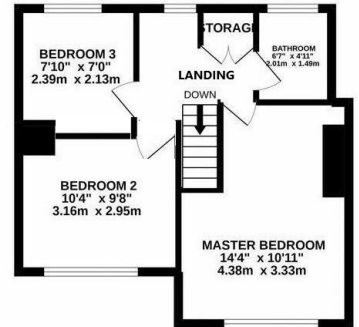
EXTERNAL
490 sq.ft. (45.5 sq.m.) approx.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: 01630 653641**

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.

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