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## Features

- Extended, Beautifully Presented Four Bedroom Cottage on a large Garden Plot
- Rural Hamlet Location, Generous Garden with Outdoor Kitchen & Bar
- Open Plan Kitchen/Family Room, Lounge, Sitting Room, Dining Room
- Principal Bedroom Suite, Guest Bedroom with En Suite, Two Further Double

## Property Description

Set in the heart of the hamlet of Ollerton, The Villa is a striking Georgian cottage that has been extended and updated throughout by the current vendors to offer you a light and spacious family home on a lovely garden plot.

The front gate opens to the gravelled Parking area, and to your right is the

large Garage Workshop and to your left are the brick built log store, Garage and Home Office. The cottage itself makes a great first impression with an oak timber frame canopy over the front door that opens to a light and spacious Reception Hall with oak stairs to the first floor and two large coats and shoe storage cupboards.

A smart, Italian porcelain tiled floor in the Reception Hall runs through to the impressive Open Plan Kitchen/Family Room - a lovely light and open space with light flooding in through the dual aspect windows and French doors to the Garden. Designed with family living in mind, there's a well-equipped kitchen with bespoke, handmade kitchen units



and central island, a double Belfast sink, integrated double oven hob with extractor fan over, dishwasher and wine drawer, and to one corner is an attractive brick-built inglenook fireplace with a multi-fuel stove.

Returning to the Reception Hall and you have three Reception Rooms - all oozing original character and with oak floors. The Sitting Room has an inglenook fireplace with a log burner and the Lounge has a Clear View log burner that's available by separate negotiation. Being to the front of the property, both the Lounge and formal Dining Room have sash windows, adding to the sense of character to the original part of the cottage. Also off the Reception Hall is the large Cloakroom/Utility with sink, WC, plumbing for your washing machine and a quarry tiled floor.

The oak staircase leads up to the wide Gallery Landing which has oak flooring that runs through all the Bedrooms and access to the Loft. The Principal Bedroom Suite is a lovely, light space with part-panelled walls, dual aspect windows and French doors to the balcony, a walk-in wardrobe and a smart, En Suite with walk-in shower.



The three further Bedrooms are all good-size double rooms, with the Guest Bedroom having an En Suite with double shower and built-in wardrobe. Bedroom Three has a log burner set under an oak mantle, and Bedroom Four has a double built-in wardrobe. Completing the accommodation is the stylish Bathroom with walk-in shower and free-standing bathtub.

Heading outside, and off the gravelled driveway is the large Garage Workshop and a further garage - so you can comfortably park 4-5 vehicles here. To the side of the property is a pretty paved patio area with steps up to the main outdoor entertaining space which has a further patio area with pergola over and steps down to the seating area and the outdoor Kitchen and Bar - making this a very sociable space!

This gorgeous garden continues with a generous lawn edged by mature herbaceous and perennial flower beds, a large greenhouse, a chicken run and an enclosed Kitchen Garden with raised fruit and vegetable beds.



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**USEFUL INFORMATION**

**TO VIEW THIS PROPERTY:** By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH

Tel: 01630 653641 or email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**DIRECTIONS:** From Market Drayton take the A41 to Tern Hill roundabout and turn left on the A41. Just after Rose Hill Manor turn right on Ollerton Lane, straight over the crossroads at the Primary School and then follow the lane into Ollerton Village. At the T-Junction, the property is on the corner to your left, so turn left and then immediately into the courtyard driveway.

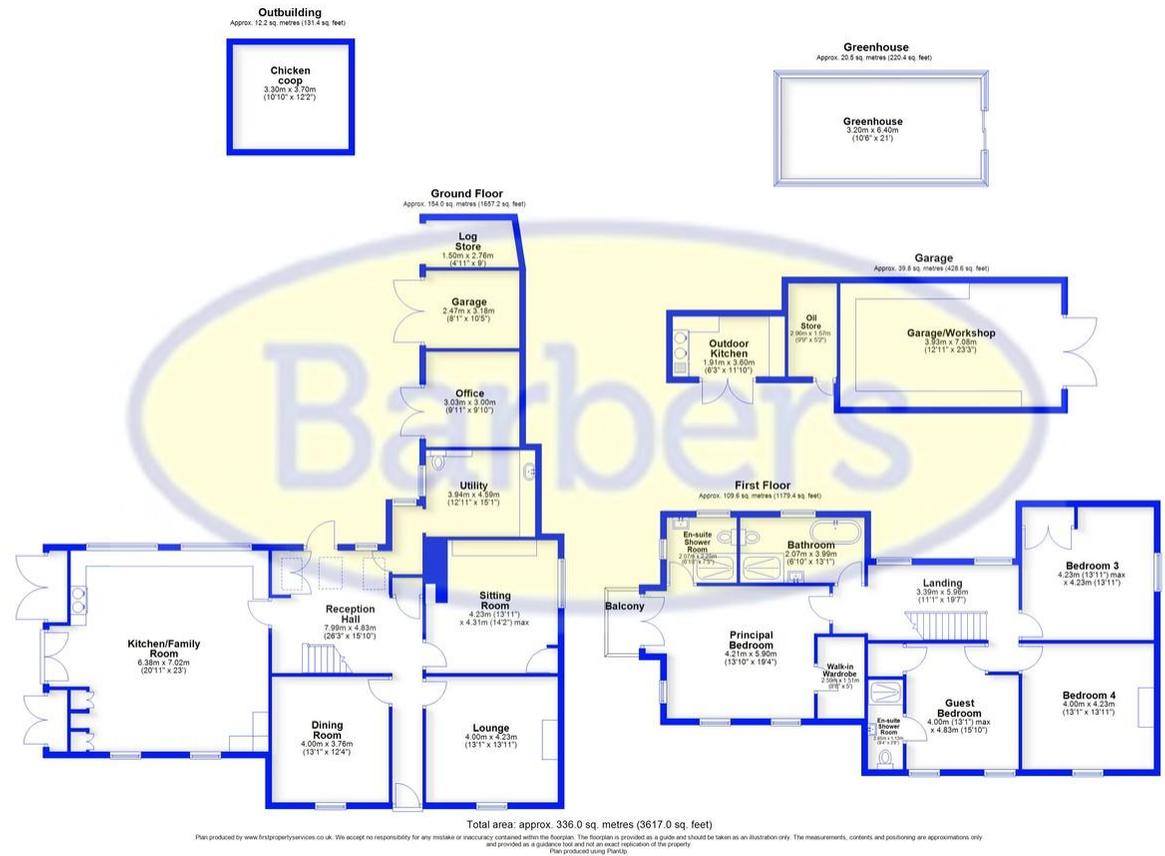
**SERVICES:** We are advised that mains electricity, septic tank drainage and shared well water are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain 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/>

**LOCAL AUTHORITY:** Shropshire Council **COUNCIL TAX BAND:** D

**ENERGY RATING:** D **TENURE:** Freehold **METHOD OF SALE:** Private Treaty

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**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 – so please use as a guideline to layout only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**MARKET DRAYTON SALES**  
Tower House, Maer Lane, Market Drayton, TF9 3SH  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)  
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**To book your viewing, please call the team at our  
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