



Helping *you* move



## Yew Tree House, Norton-in-Hales, TF9 4AP

An impressive, beautifully presented Four Bedroom Detached Victorian House set on a large 0.51-acre Garden Plot in the heart of the pretty, highly desirable village of Norton in Hales.

Offers In Region Of  
**£725,000**

### Overview

- A Beautifully Presented Four Bedroom Detached Victorian House on a large Garden Plot
- Entrance Hall, Guest WC, Snug/Hobby Room
- Sitting Room, Dining Room
- Living Room with French Doors
- Breakfast Kitchen, Utility, Porch
- Principal Bedroom with En Suite, Three Double Bedrooms, Bathroom
- Large Garden, Garage, Garage Store, Workshop & Greenhouse
- Council Tax Band – G
- Energy Rating - TBC



### Brief Description

To the ground floor is the welcoming Hallway with stairs to the first floor. To your right is the Sitting Room and to your left is the Dining Room. Off the Hallway is the Guest WC, the Study/Hobby Room and the Living Room with dual aspect French doors and a multi-fuel stove set in a brick inglenook fireplace. The Breakfast Kitchen has an electric Rangemaster cooker that's included in the sale, a Belfast sink and integrated dishwasher - and a quarry tiled floor that runs through to the Utility and the side Porch.

To the first floor and all the Bedrooms are set around the central Gallery Landing. The Principal Bedroom has an En Suite Shower Room, and Bedrooms Two and Three are very generous double rooms with Bedroom Three having an original wrought iron fireplace. Bedroom Four is another double room with an original fireplace and, completing the accommodation, is a recently updated Bathroom with bath and a walk-in shower.

The large Garden wraps around the house with a landscaped Garden to one side, a generous Parking area with Garage and Workshop, and a lovely 'wilded' rear Garden with orchard area.

### Location

Norton-in-Hales is a pretty village on the Shropshire/Staffordshire/Cheshire borders, with a well-regarded Primary School, Play Area, Village Hall, Tennis Club, Cricket Pitch, Bowling Green, Church - and popular local Pub.

The closest shops and Post Offices are in Market Drayton - a busy market town with a good mix of shops, cafes, supermarkets, sports facilities and High School.



Your **Local** Property Experts

01630 653641



### 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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services 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:** Shropshire Council, Tel: 0345 678 9002

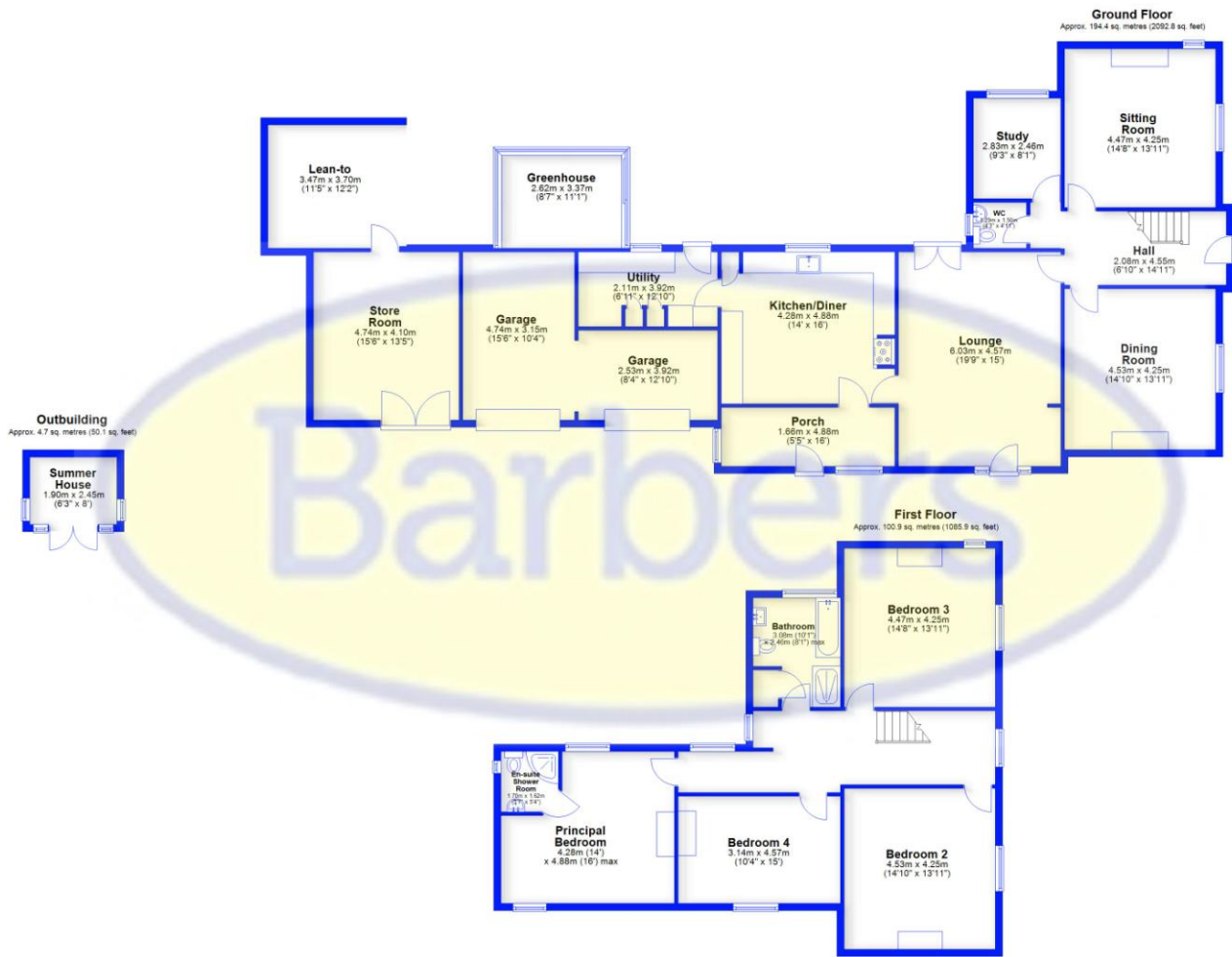
**TENURE:** We are advised that the property is Freehold



**DIRECTIONS:** From our office on Maer Lane turn right and follow the road all the way into Norton in Hales passing the Village Hall on your left and then the Hinds Head will also be on your left. Pass the Church and the property is on your right, directly opposite the entrance to the Recreation Ground, and can be identified by our For Sale sign.

**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



Total area: approx. 300.0 sq. metres (3228.8 sq. feet)

Plan produced by www.findpropertyinvestors.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guide only. We do not warrant the accuracy of the information provided.



## 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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH**  
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