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Features

- Four Bedroom Detached Country Cottage on a glorious One-Acre plot
- Entrance Hall, Utility, Guest WC, Office
- Living Room, Kitchen, Dining Room, Summer Room
- Principal Bedroom with En Suite & Balcony
- Double Garage, Garden Studio

Property Description

Full of Character and Charm, this Four Bedroom Detached Stone Cottage is set on the most wonderful one-acre Garden Plot that's a riot of colour all summer long! It offers you the perfect blend of character, comfort and countryside calm. Set on the peaceful outskirts of Hinstock,

this Four-Bedroom Detached home provides generous space, privacy and uninterrupted rural views, creating an inviting retreat for families or anyone seeking a slower pace of life - and a rather wonderful place for those looking to work from home!

Inside, three welcoming Reception rooms

offer versatile places to relax and entertain, including a cosy Lounge with open fire, a Dining Room with wood burner and a bright Sunroom with vaulted ceiling and skylights.

The fitted breakfast Kitchen sits at the heart of the home and has an excellent range of oak units with oak worktops,



integrated double oven with hob, and space for your fridge and dishwasher, supported by a Utility Room and guest WC.

Upstairs, the Principal Bedroom features an En-Suite and private Balcony overlooking the garden, while three further Double Bedrooms share a contemporary Shower Room.

A long private Driveway leads to ample Parking and a Double Garage, four garden outbuildings and timber Studio with light and power, while the beautifully landscaped gardens are a true highlight. With multiple seating areas, mature rose and herbaceous borders, a wooded section and a large wildlife pond, the grounds provide a peaceful haven for outdoor living, and you'll always be able to find a sunny spot on a summer's day!

Combining character, space and idyllic surroundings, this is a rare opportunity to enjoy countryside living in a highly desirable location. To arrange your viewing, please call the team at our Market Drayton office.



Important Information

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

DIRECTIONS: From Market Drayton, take the A529 to Hinstock, following the road through the village and then bear left by the church on Goldstone Road, keep right and then pass The Yelves on your left. The property is approximately 0.2 miles on your left. Turn left where you see the Barbers' directional arrow along the drive to the farm and proceed through the yard to the private driveway that leads to the Cottage.

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



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This Floor Plan is Not To Scale
Please use as a Guideline to Layout Only

All Measurements and the placement of fixtures and fittings are approximate

COUNCIL TAX BAND – D ENERGY RATING – E TENURE – We are advised that the property is Freehold **METHOD OF SALE:** By Private Treaty **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. This fee will need to be paid by you, directly to MoveButler, ahead of us issuing a memorandum of sale, and is non-refundable. **COPYRIGHT** – for all images and text remain with Barbers **PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and services have not been tested. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.



MARKET DRAYTON SALES TEL: 01630 653641
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