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## Features

- Perfect for Multi-Generational Living or Running a Business from Home
- Modernised Character Two Bedroom Detached Cottage with Stunning Oak Framed Conservatory
- Two Bedroom Lodge with Open Plan Living/Dining/Lounge, Shower and En Suite
- Cattery with Thirteen Cat Rooms
- Barn with Planning Permission
- Paddock and Two Stables

## BRIEF DESCRIPTION

This pretty, detached Two Bedroom Cottage with a detached Two-Bedroom Lodge is set on a plot of approximately 1.1 acres, and has everything you need for extended family living or for running a business from home - and is already set up with a thriving, purpose-built Cattery.

The property is set along a narrow lane with

an electric gate set in sandstone walls that opens to the gravelled parking area that wraps round to the rear of the property where you'll find the timber car port. To your left is the Detached Barn that has planning permission to be developed as a Two-Bedroom Cottage.

To your right is the pretty Cottage with a stable door that opens to the Entrance

Hall/Boot Room off which is the ground floor Cloaks/WC. An archway opens to the smart, modern Dining Kitchen. The Kitchen area has an excellent range of modern units with built-in dishwasher, washing machine, fridge and freezer, bin store and larder cupboard plus a two-oven electric Aga and a Belfast sink and there's a central island with a second sink, storage cabinets and breakfast bar. There's underfloor heating to the slate tiled floor that





runs into the Dining Area which is a lovely light space with a feature brick wall and bi-fold doors out to the Garden. There's also a door from the Kitchen to the stairs that lead down to the Cellar. The Lounge is a cosy sitting area with a dual-aspect log burner set in a fireplace that is shared with the gorgeous oak-framed Summer Room which has underfloor heating to the wood-effect tiled floor and two sets of bi-fold doors out to the rear Garden.

Heading up to the first floor and there are two Double Bedrooms, both with dual aspect windows and Bedroom One being particularly spacious with a built-in wardrobe. Completing the Cottage accommodation is the stylish, high specification spa Shower Room which has a fully tiled, walk-in shower with rainfall shower.

Set in the lovely Garden is the Two Bedroom Lodge which has an Entrance Hall, a large open-plan Living/Dining/Kitchen with French doors out to the deck. The Kitchen has a good range Shaker-style units, a Belfast sink, Cookmaster oven and built in dishwasher, fridge freezer and washing machine, and an island with breakfast bar area and wine cooler. There's a Shower Room and two double Bedrooms with built-in wardrobes and one with an En Suite.







The Vendors run a purpose-built Cattery at the property, with a total of 13 cat rooms and food preparation areas, with plenty of Parking. The large brick-built Barn is currently used as storage and the Kitchen here is used as the food preparation and laundry for the Cattery. The Garden has been beautifully landscaped with large lawned area, mature trees and shrubs, herbaceous planting, a patio with a timber gazebo currently housing a hot tub, the timber carport and plenty of gravelled Parking. There's also a Paddock with two stables that's currently home to two retired Shetland ponies.

#### LOCATION

Situated near the popular village of Hinstock - which is almost equidistant between the Shropshire market towns of Market Drayton and Newport - the village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club. There are school buses to the various Schools within the catchment area and Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The property has excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



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**TO ARRANGE A VIEWING:** Call the team in our Market Drayton office on **01630 653641**

**TENURE:** Freehold

**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road and after 3.5 miles turn right on Mill Green. At the junction with the A41 turn left and after 1.7 miles the property is on your right, set back along a narrow lane where you see the Barbers directional arrow.

**COUNCIL TAX BAND:** C

**COTTAGE ENERGY RATING:** D

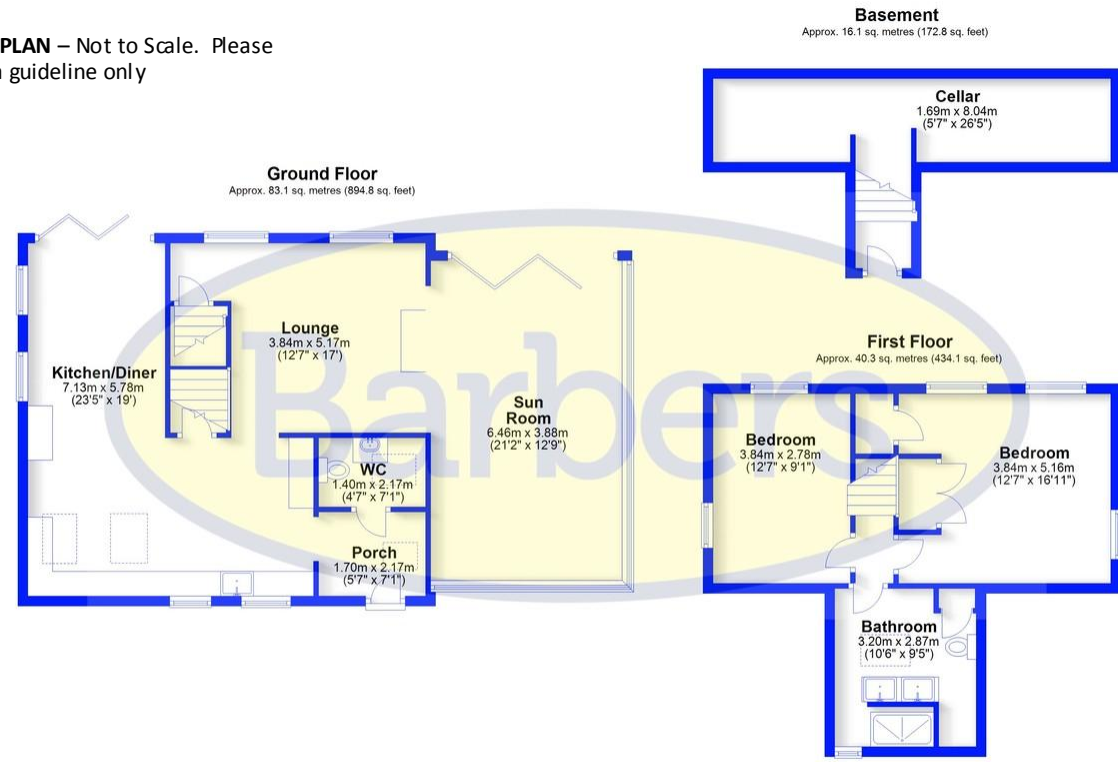
**AML REGULATIONS:** In compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity.







**FLOOR PLAN – Not to Scale. Please use as a guideline only**



Plan produced by www.firstpropertyservices.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 guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**PROPERTY INFORMATION:** 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. These particulars do not constitute a contract or part of a contract. **SERVICES:** We are advised that mains water and electricity are available, with oil-fired central heating and septic tank drainage. There is an electric car charging point. Barbers have not tested any apparatus, equipment, fittings etc or services to this property. 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>



**MARKET DRAYTON SALES**  
Maer Lane, Market Drayton TF9 3SH | Tel: 01630 653641  
Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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