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Hatton Brook Barn, Hatton Road, Hinstock, TF9 2TU

This is a One Bedroom Barn Conversion with Open Plan Kitchen/Living Space, Shower Room, Double Bedroom, new extension (for completion) set on a generous 0.3-acre plot with front Garden, Off-Road Parking, and a enclosed Paddock.

Offers In Region Of
£250,000

Overview

- One Bedroom Detached Barn Conversion
- Additional Bedroom/Living Space Extension for Completion
- Large Garden/Paddock Plot of Approximately 0.3 acres
- Open Plan Kitchen/Living Room with French Doors
- Shower Room, Double Bedroom
- Gravelled Parking Area for 2-3 Cars, Front Garden
- Enclosed Paddock, Store Shed
- Council Tax Band - A, Energy Rating - D



Brief Description

The property has direct access from a country lane through tall wooden gates that open to a wide front Garden and Parking area for 3-4 cars. The Barn has an Open Plan Kitchen/Living Room, Shower Room and Bedroom - all with high ceilings for an added sense of space. An extension with French doors has been built that needs completing, and this flexi-space could make an additional Double Bedroom or Living Room.

To the side of the property is an enclosed Paddock which would be ideal for small animals or as a play area, and the tall front gates and hedge give the property a real sense of privacy. This property really does need to be viewed to see how much space it offers and explore the grounds it's set in - so please call our Market Drayton office to be one of the first to view.

Location

The property is in a rural but not remote location, set along a country lane yet with easy access to the A41 for Newport, Whitchurch and Market Drayton. The nearest village is Hinstock which 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.



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 water and electricity are available with electric heating and waste treatment plant sewage. 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>



DIRECTIONS: From Market Drayton take the A529 to Hinstock and after 5.2 miles bear right on Mill Green. At the crossroads with the A41 go straight over on to Hatton Road and the property is approximately 0.2 mile on your left with tall double gates set in a mature hedgerow.

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. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: To ensure 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.



GROUND FLOOR



Floor Plan
Not to Scale
Please use as a Guideline Only

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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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

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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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 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.