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Features

- Three-Storey Seven Bedroom Grade II Listed House with No Upward Chain
- Large, Mature Rear Garden, Off Road Parking, Two-Storey Detached Outbuilding
- Drawing Room, Dining Room, Study Kitchen & Utility, WC, Large Basement, Seven Double Bedrooms, Two Bathrooms, Attic Storage

Property Description

Church House is a most impressive early 19th century Georgian grade II listed building with a wonderful, mature rear garden that's offered to the market with no upward chain.

The generous accommodation is set over three floors and has the

potential to be the most wonderful family home. The property has retained many original features including wood floors, sash windows and traditional doors, with some of the sash windows having secondary glazing for added warmth.

From Shropshire Street you'll enter

into the reception hall. To your right is the formal dining room which opens through to the drawing room - a lovely light space with a feature fireplace housing an open fire and French doors to the rear garden. The study is a cosy space with an open fire set in a cast iron fireplace and is the ideal space for a home office.



The breakfast kitchen is a spacious room with plenty of space for a substantial dining/kitchen table, making this very much the heart of this lovely home. It has a good range of traditional oak units with an integrated oven with hob and extractor fan over, space for your dishwasher and tall fridge freezer and sliding patio doors out to the gorgeous garden. Off the dining kitchen is the utility room, ground floor W.C., and a further boot/utility room.

Returning to the reception hall and a door opens to steps down to the large basement, and stairs rise to the first floor landing. All the bedrooms are double bedrooms with the principal bedroom being particularly spacious with a high ceiling and two tall sash windows adding to the sense of light and space. Also to the first floor are three further double bedrooms and the part-panelled bathroom with a bath, wash hand basin, W.C., and a large airing cupboard.





To the second floor are three further light and spacious double bedrooms and a large bathroom with a free-standing bath. Further stairs lead up to the third floor where there are two large storage loft rooms.

As you would expect from such an important house, the property has an impressive, mature rear garden. From Church Street gates open to the ample parking area with generous turning room and space to install an E.V. charger. The rear courtyard gives access to the charming outbuilding that makes this property unique. It's a two-storey building with garage and workshop to the ground floor and a further first floor workshop. The potential here is huge – subject to the normal planning procedures and permissions – to create a separate residential building as part of the overall plot. There is a Victorian greenhouse, a large lawned area surrounded by mature herbaceous borders with trees and shrubs and bench seats surrounded by summer flowers.



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LOCATION: Set in the heart of the conservation area of Market Drayton - a busy market town with a weekly street market every Wednesday. The town has the Grove School with Sixth Form, Indoor Swimming Pool, Doctors' Clinic, Dentists, Cafes, Shops, Supermarkets and Sports Clubs, and access to the Shropshire Union Canal.

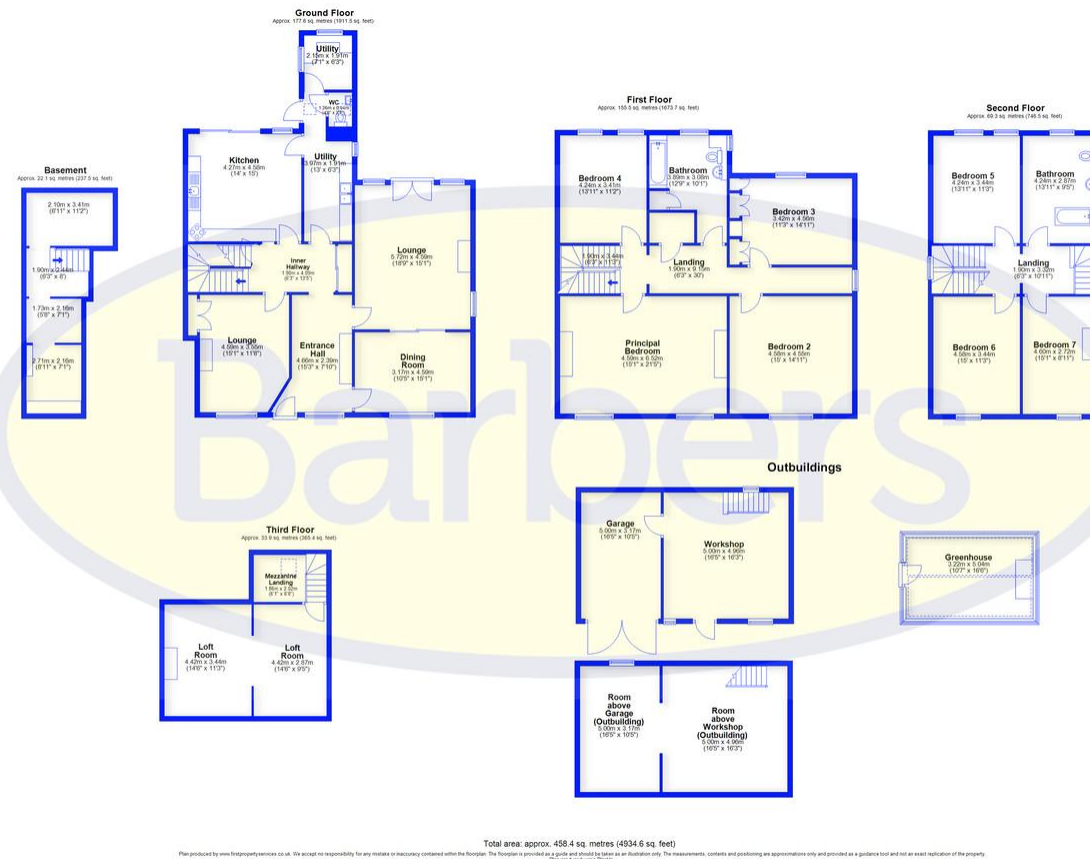
DIRECTIONS: From our office on Maer Lane turn left, left at Nagington's Garage, straight over the mini-roundabout and immediately right on Cheshire High Street. Bear left at the end of Cheshire Street, then right on Church Street in front of Fields Kitchen. Opposite the Legion turn right through the gates to the property.

SERVICES: We are advised that mains water, drainage and electricity 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>

COUNCIL TAX BAND: E **TENURE:** Freehold **METHOD OF SALE:** Private Treaty **LOCAL AUTHORITY:** Shropshire Council

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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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



MARKET DRAYTON SALES

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