



Helping *you* move



Acorn House, Wistanswick, TF9 2EL

A beautifully presented Five Bedroom Detached House with Open Plan Dining Kitchen, Lounge and Home Office, Two En Suite Bedrooms and fantastic Speakeasy-style Bar for entertaining - all set on a generous Garden Plot with Countryside Views.

Offers In Region Of
£675,000

Acorn House, Yew Tree Lane Wistanswick, TF9 2EL

Helping *you* move

Overview

- Stylish Five Bedroom Detached House
- Entrance Hall, Cloaks/WC, Utility, Home Office, Open Plan Dining Kitchen, Spacious Lounge
- Two En Suite Bedrooms, Family Bathroom, Car Charging Point
- Driveway Parking, Garage with Electric Door, Second Garage presented as a superb Bar
- Large Rear Garden with Patio, Pergola and Countryside Views
- Council Tax Band - F, Energy Rating - C, Tenure - Freehold



Brief Description

The spacious accommodation includes the Reception Hall with a solid oak staircase and engineered oak flooring - and underfloor heating that runs throughout the ground floor, an Open Plan Dining Kitchen with French doors out to the rear Garden, an excellent range of Shaker-style units with central breakfast bar island, all with solid granite worktops, an electric Rangemaster cooker, an American-style fridge freezer, integrated dishwasher, microwave and coffee maker - and off the Kitchen is the Utility and Cloaks/WC. There's a smart Home Office and a very spacious Lounge with a feature inset fireplace with oak mantle, slate hearth and housing a log burning stove and French doors.

The first-floor accommodation is set around the gallery Landing which has solid oak bannisters. Both the Principal and Guest Bedrooms have built-in wardrobes and En Suite Shower Rooms, plus three further Double Bedrooms and Family Bathroom.

Externally the property is set on a generous Garden plot with patio entertaining spaces, countryside views, Garage, driveway Parking and a Car Charging Point - and the second Garage is presented as a wonderful, welcoming Bar!

Location

Wistanswick is a small village in North Shropshire, almost equi-distance from the market towns of Newport and Market Drayton. There's a local pub - The Red Lion - and each year the village hosts a popular summer fete. The closest Post Office is in Hinstock, and there are two well-regarded Primary Schools within a few minutes' drive.



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

SERVICES: We are advised that mains electric and water are available with oil fired central heating and septic tank drainage. 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

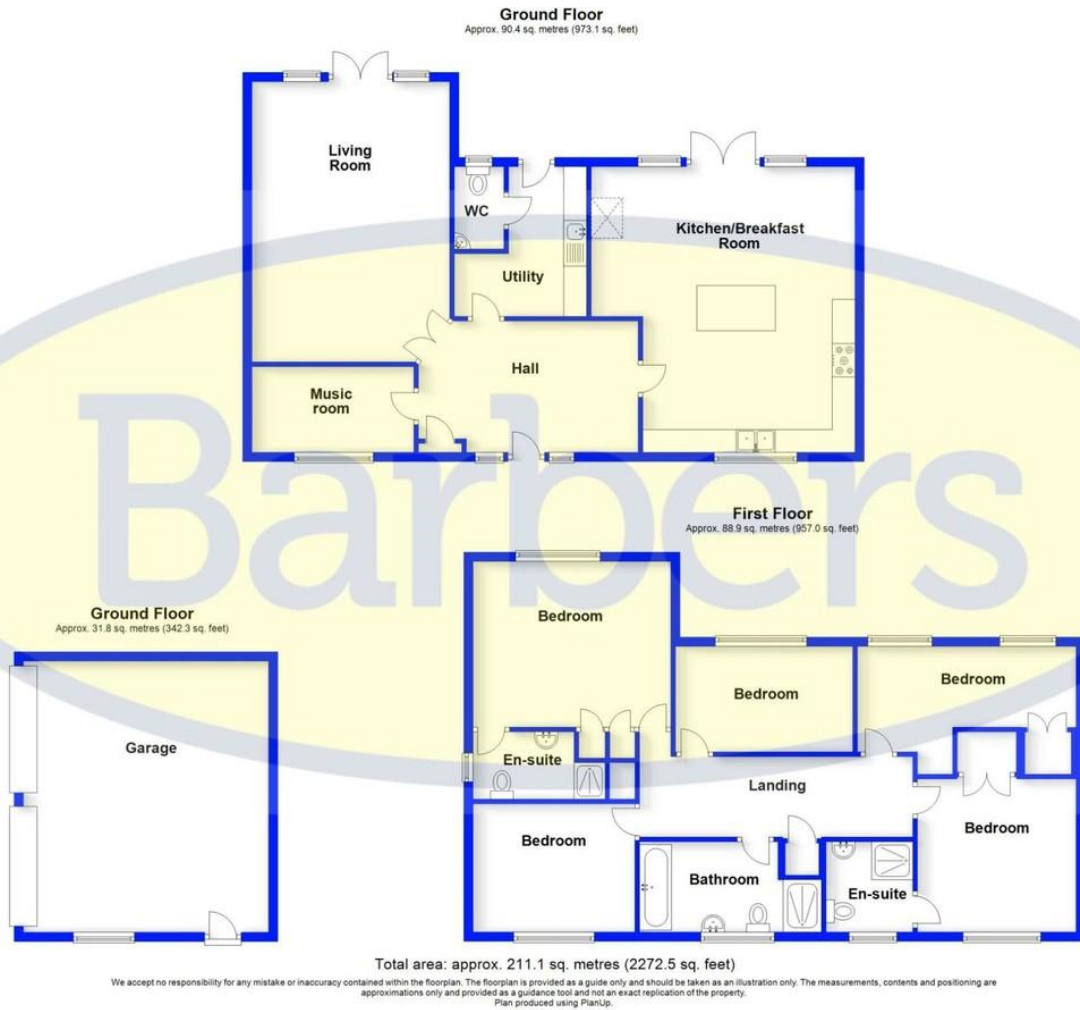
FOR MORE INFORMATION: Go to:
www.barbers-online.co.uk



DIRECTIONS: Leave Market Drayton on the A53 towards Shrewsbury and at the Tern Hill roundabout, turn left on the A41 towards Newport. After Rosehill take the third turning on the right opposite Tern Valley Cars into Yew Tree Lane. Carry on along this road for a short distance where you will find the property on the right-hand side which can be identified by our For Sale board.

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.



'Speakeasy' Bar



Rear View



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.

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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.

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