

# Jug Bank

Ashley, Market Drayton, Staffordshire, TF9 4NJ

John  
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Offers in excess of £499,950

A character packed detached country home offering both traditional and modern living spaces, with a fantastic 0.26 acre garden and beautiful far reaching Staffordshire views.





Thought to have been built in the early 19th century with later additions, this delightful property offers a good sized family home with an equally good sized garden, located in a most peaceful but non isolated backwater position with fabulous country views. The sought after village of Ashley is within a few minutes drive of Loggerheads and is convenient for the three neighbouring towns of Market Drayton, Newcastle under Lyme and Eccleshall, and close to the county boundaries of both Shropshire and Cheshire.

The property is oil fired centrally heated and double glazed and offers a good sized rear hall entrance with quarry tiled floor and access therein to the country dining kitchen, with further quarry tiled floor, beamed ceiling, granite topped built-in units with inset sink, splashback tiling and open shelving, space for a freestanding Welsh dresser and dining table/chairs. There is a walk through utility area that leads off the rear hall where there is facility for a large fridge freezer, washing machine, tumble dryer and storage.

Leading off the kitchen is one of four reception rooms, currently used as a study/snug with dual aspect windows and beamed ceiling.

If the property was approached from the original front façade, you would enter via a centre hall with Minton tiling and stair leading off to the first floor. There are two similarly sized front facing reception rooms, each with a beamed ceiling, feature fireplace and log burning stove, with the room that connects to the kitchen having an understairs shelved pantry.

The piece de resistance of the ground floor is undoubtedly the large open plan sitting/dining room that has been added in recent years to provide a light and bright contemporary space with large picture windows overlooking the garden and direct access to the terrace. The floor is tiled and has underfloor heating and there is a vaulted ceiling in part.

On the first floor, a centre landing gives access to the four bedrooms and family bathroom. The master bedroom has lovely front facing views, an original fireplace and floorboards and built in wardrobe, and access to its own white and chrome fitted three piece en suite shower room.

Bedroom two is an excellent sized rear facing double room. Bedroom three is a front facing smaller double room with country views and original fireplace, and bedroom four is a good sized rear facing single room with built-in cupboard and wash hand basin.

The reappointed family bathroom has a white and chrome suite to include a walk-in double width shower, low level WC, wash hand basin, dado height tongue and groove panelling.

Outside, traditionally styled modern build brick and tile range of outbuildings, to include an outside WC/store, workshop, fuel store, open fronted log store. Concrete sectional garden equipment store and timber garden shed.

There is a gravelled and gated driveway providing parking space for three to four cars.

The overall plot size is approximately 0.26 of an acre with principal areas being lawned and having a mature and extensive range of shrubbery and perennial stocked borders, together with hedged boundaries, raised patio and terrace areas, pathways, vegetable garden and all enjoying lovely country views.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** A traditional (maybe original) septic tank.

**Heating:** Oil fired central heating by radiators and underfloor heating to the modern open plan lounge/dining room.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/ coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Newcastle under Lyme Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA30072024

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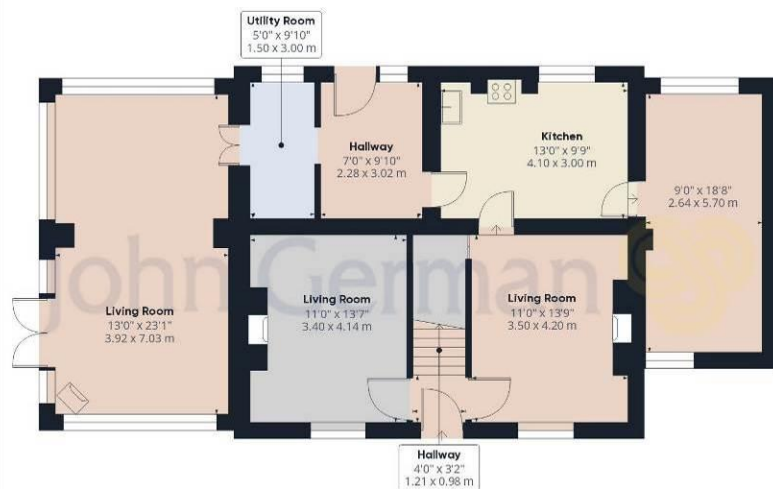




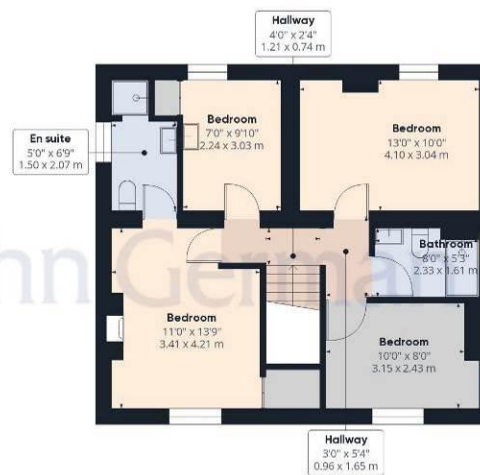








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

1855.59 ft<sup>2</sup>

172.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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