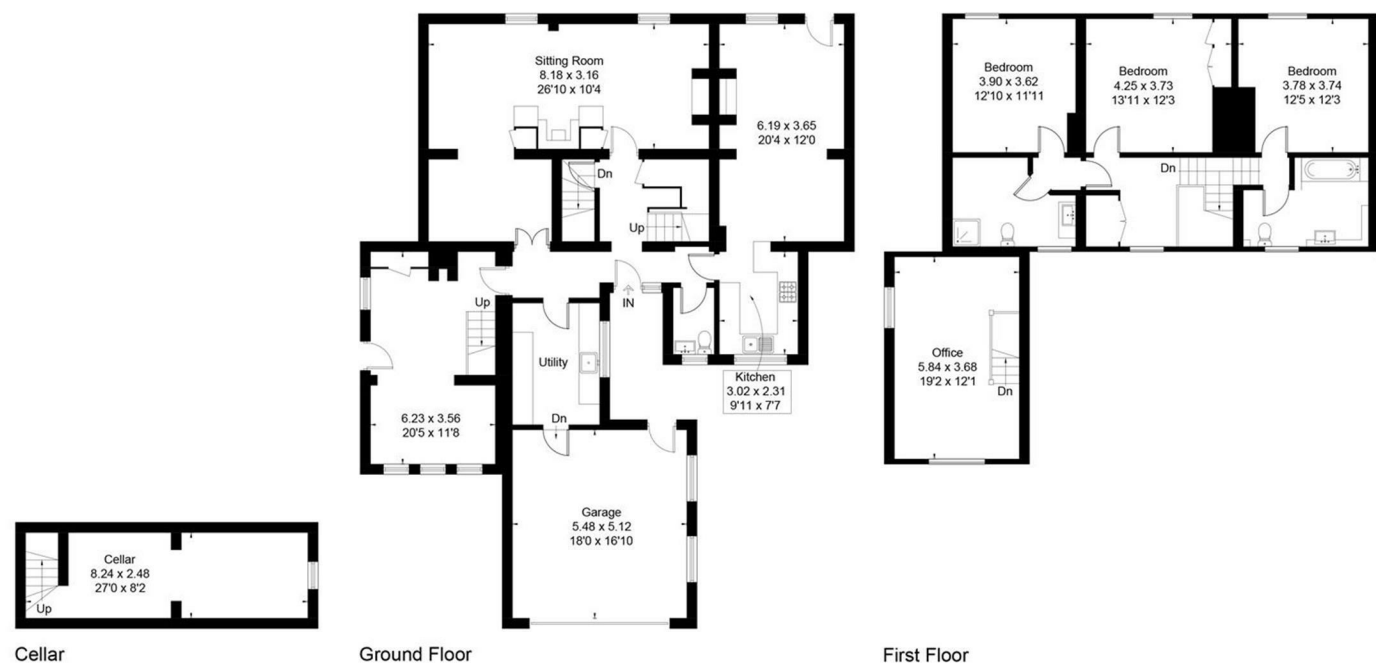


**FOR SALE**



Waterside Cottage Tyrley Wharf, Tyrley, Market Drayton, TF9 2AH

Approximate Floor Area = 263.6 sq m / 2837 sq ft  
 Cellar = 20.6 sq m / 222 sq ft  
 Total = 284.2 sq m / 3059 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78696



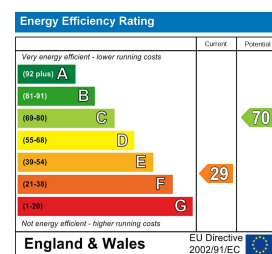
**FOR SALE**

Offers in the region of £495,000

Waterside Cottage Tyrley Wharf, Tyrley, Market Drayton, TF9 2AH

A charming Grade II listed former estate workers semi detached property with huge amounts of character set in an idyllic location with lots of potential for renovation.

Energy Performance Rating



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01743 236 444

Shrewsbury Sales  
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
 E: shrewsbury@hallsgb.com



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4 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Situated on Tyrley Lock
- Wonderful views
- Large mature gardens to the rear
- Over 3,000 sq ft
- Annex
- 3-4 Bedrooms
- 3-4 reception rooms

#### DESCRIPTION

Waterside Cottage is an attractive Grade II listed period 3-4 bedroom semi-detached family home with spacious, flexible and well laid out accommodation set over two floors on the Tyrley Lock. The property is situated in an incredibly popular location and has a huge amount of scope to be updated and made into a stunning home. Waterside Cottage has the most spectacular views of the canal and countryside beyond, it is set in a truly idyllic location. The accommodation and position make it a very special property with wonderfully proportioned rooms.

There is potential for significant updating. Waterside Cottage offers plenty of character throughout whilst still providing the potential for great living accommodation for the modern family.

There are two large reception rooms, one located off the kitchen which would give you a lovely open plan living/dining area. The second is a more formal L shaped sitting room that includes a study. There is a large utility room/second kitchen and also a further reception room with its own entrance that could be separated from the main house and used as a two storey one bedroom annex as there is a large office accessed by stairs above.

In the main body of the house there are three bedrooms, a family bathroom and a family shower room on the first floor.

#### OUTSIDE

Waterside Cottage is approached to the rear where there is a shared driveway that leads to plenty of private parking to the left with the beautiful gardens beyond. There is also parking directly behind the property and also an integral double garage. The expansive wonderful mature gardens have been looked after and landscaped over many years. There are some lovely walks through and they offer a great deal of peace and tranquillity.

To the front of the property is a small private garden with spectacular views of the lock, canal and local countryside.

#### GENERAL REMARKS

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### SERVICES

Private water and drainage, mains electricity are understood to be connected. Oil fired central heating. None of these services have been tested.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)

#### DIRECTIONS

What Three words – users.taylors.measures

#### SITUATION

Tyrley is a hamlet situated on the outskirts of Market Drayton and is famous for its Shropshire Union Canal running through Tyrley Wharf. The town of Market Drayton is approximately 2 miles away and offers a wide variety of amenities such as schools, specialist and high street shops, supermarkets and health and leisure facilities. The larger towns of Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance of Market Drayton.