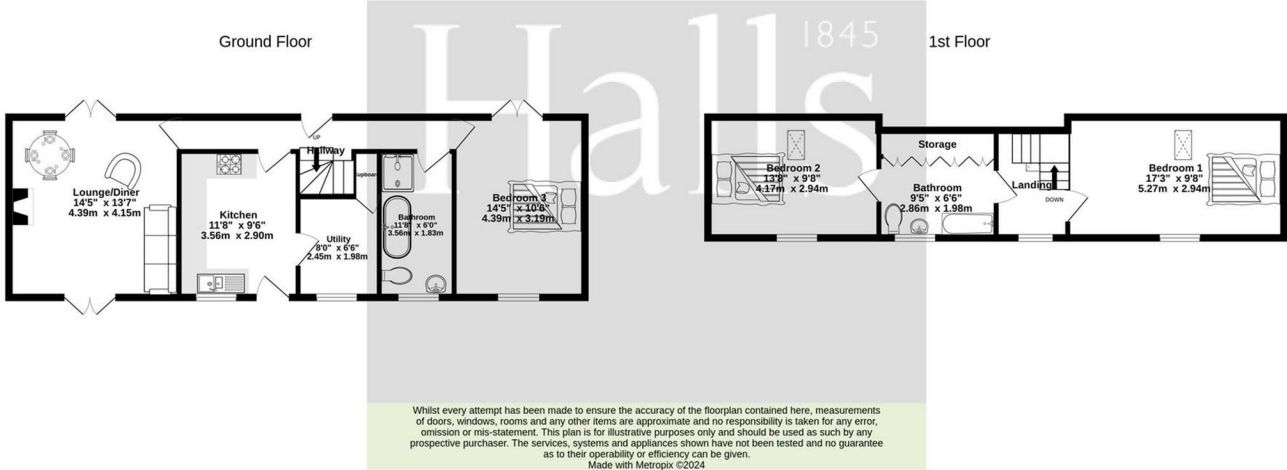


FOR SALE

The Old Coach House Knighton, Market Drayton, TF9 4HJ



FOR SALE

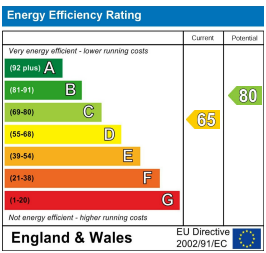
Offers in the region of £475,000

The Old Coach House Knighton, Market Drayton, TF9 4HJ

**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.

Energy Performance Rating



Situated on an approximate 1 acre plot, this charming three-bedroom coach house offers stunning views, and a beautifully presented period property with a large garage/workshop.



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Expansive Views**
- **Well-Presented**
- **Approximately 1 Acre Plot**
- **Total ft² - 1152**
- **Detached Garage**
- **Sought-After Location**

**DIRECTIONS**  
From Telford, follow the A442 towards Whitchurch, passing through the villages of Crudgington and Waters Upton. At Hodnet roundabout, take the third exit and follow the A53 towards Market Drayton. At Tern Hill roundabout, take the second exit continuing straight ahead. At the Muller roundabout, take the first exit continuing straight ahead. At the Gingerbread Man roundabout, take the third exit continuing straight ahead. After 2 miles, take the left turn at Red Bull onto the B5415 and follow the road for just under 3 miles. At the T junction, take a left and follow the road until you see The White Lion public house, where you will take a left turn again, and the property entrance can be found immediately on your right hand side.

**SITUATION**  
Knighton lies nestled on the borders of Shropshire, Cheshire, and Staffordshire, neighboured by the quaint villages of Woore and Loggerheads. Both villages boast essentials like Primary Schools, local shops, inviting pubs, and a Post Office. Medical care is readily accessible in nearby Ashley, Madeley, or Audlem.

For further amenities and education, residents can turn to the thriving communities of Madeley, Market Drayton, Nantwich, and Newcastle-under-Lyme, where High Schools and additional facilities abound. Commuting is convenient with the M6 Junctions 15 & 16 a mere 30 minutes away, while major railway stations in Crewe, Stoke-on-Trent, and Stafford provide easy access to broader destinations.

**DESCRIPTION**  
Nestled on an expansive plot of around one acre, this charming Three Bedroom Detached Cottage boasts a delightful Garden, ample Parking, and a quaint Paddock.

Upon entering through the gates, you're greeted by a spacious gravelled Parking area offering picturesque countryside vistas. On your right, a picket fence leads to the Garden, while a pathway guides you to the front door adorned with a timber canopy. Inside, the Kitchen features a modern Shaker-style design with a striking butcher's block unit, ceramic sink, integrated single oven, electric hob, and extractor fan. An exposed brick wall adds character, with quarry tiled floors extending into the Utility and Inner Hallway. The Utility provides space for essential appliances like the fridge freezer, washing machine, and tumble dryer.

To the left, the generously sized Lounge/Diner beckons with dual-aspect French doors, oak flooring, and a cast iron log burner nestled in a charming stone fireplace. On the right, you'll find the ground floor Bathroom, complete with both a bath and shower, along with quarry tiled flooring. Rounding off the ground floor is the third bedroom which is currently utilised as the formal Dining Room, featuring painted floorboards and French doors opening to the rear Garden.

Ascend the turning staircase, open to the Utility, to reach the first-floor Landing. To the left awaits a spacious double Bedroom with eaves storage, while on the right, the second Bathroom boasts a wall of wardrobe storage and leads to Bedroom Two, another well-proportioned double room. All three rooms on the first floor offer front windows and Velux-style windows at the rear, along with exposed wood flooring and cozy reduced-headroom areas.

Outside, the property delights with expansive front views, a large gravelled Parking area, and a detached Garage equipped with light, power, and potential eaves storage. Two gates grant access to the Paddock, gently sloping towards a babbling brook, spanning approximately 3/4 of an acre. The lawned Garden surrounds three sides of the property, while the rear Garden, generously sized and predominantly lawned, features mature trees, shrubs, a gravelled pathway, and a timber deck with a pergola overhead.

**ACCOMODATION**

**HALLWAY**  
Situated at the rear of the property, there is a door to the garden, with access also provided to the principal ground floor rooms, plus a staircase to the first floor.

**KITCHEN**  
With entrance from the front of the property, the kitchen provides a good range of wall and base units, electric oven and hob, sink with drainer, exposed brick wall and a feature butchers block unit.

**LOUNGE/DINER**  
Well-proportioned room with feature log-burning stove and French doors to two sides offering dual aspects to the front and rear of the property.

**BEDROOM THREE/DINING ROOM**  
A spacious double bedroom, perfect for multi-generational living, and boasting French doors to the rear garden.

**BATHROOM**  
A four-piece bathroom suite, providing bath, separate shower cubicle, wash-hand basin and W.C.

**UTILITY ROOM**  
With storage options underneath the staircase, and plumbing for white goods.

**FIRST FLOOR LANDING**  
Providing access to the main bedroom and bathroom.

**BEDROOM ONE**  
Double bedroom with views to the front and skylight to the rear of the property.

**BEDROOM TWO**  
Double bedroom with views to the front and skylight to the rear of the property.

**BATHROOM**  
Three-piece suite with plentiful storage options and comprising bath, wash-hand basin and W.C.

**FRONT ELEVATION**  
Enclosed garden with gated access to the path leading up to the timber canopy. There is also ample parking for multiple vehicles, and a detached garage/workshop.

**REAR ELEVATION**  
Good-size garden with patio/barbecue area, lawn, established borders and shrubbery and with views across the fields beyond.

**PADDOCK**  
Currently rented out to a local farmer for grazing sheep, the secure paddock is picturesque and would suit potential purchasers with livestock or those looking to keep horses.

**GENERAL REMARKS**  
**FIXTURES AND FITTINGS**  
Only those items described in these particulars are included in the sale.

**SERVICES**  
Mains water, electric and drainage are understood to be connected. The property benefits from Oil Fired Central Heating.

**TENURE**  
Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**  
Council Tax Band E.

**VIEWINGS**  
Strictly by appointment with the selling agents.