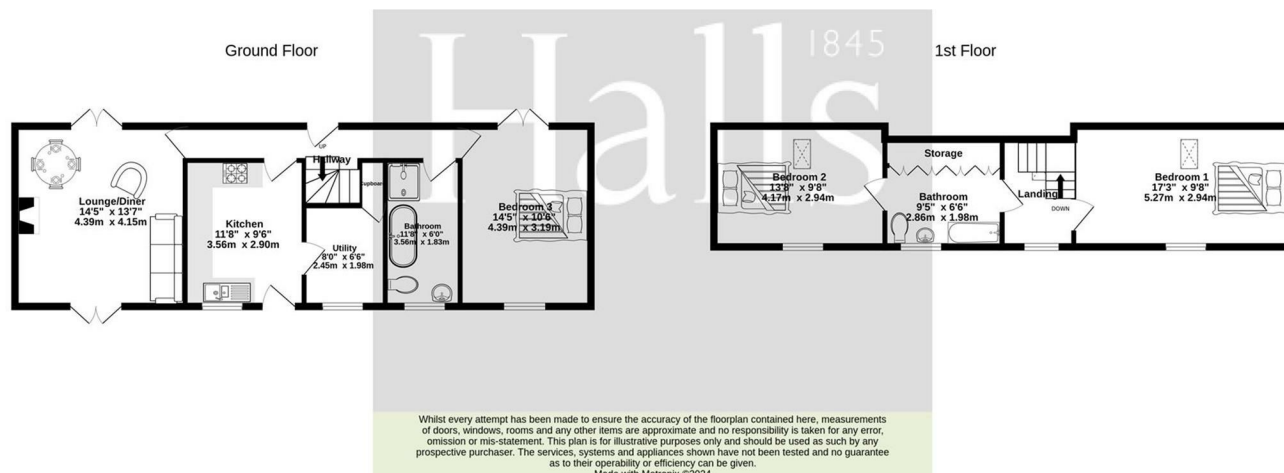
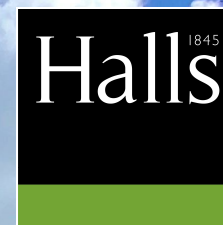


FOR SALE

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



FOR SALE

Offers in the region of £514,000

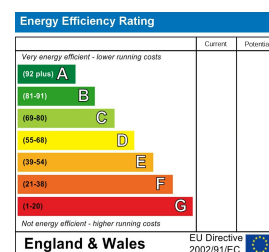
The Old Coach House Knighton, Market Drayton, TF9 4HJ

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.

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



01952 971800

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



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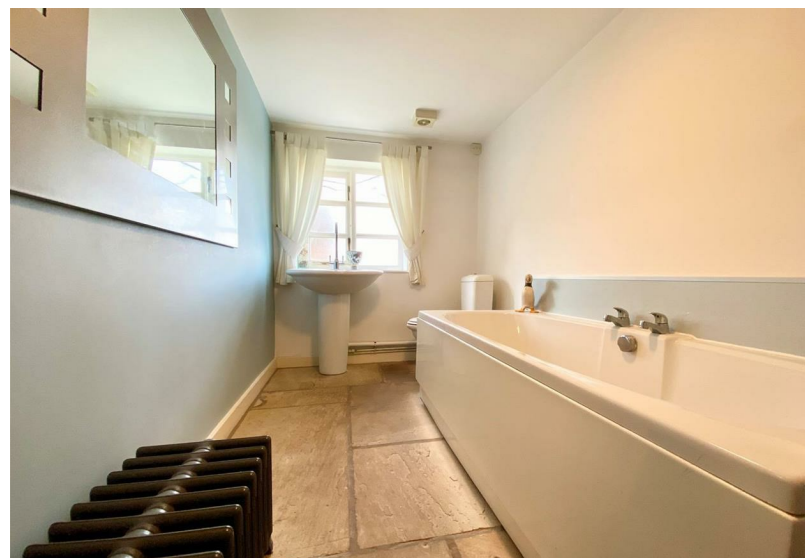
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Expansive Views
- Well-Presented
- Approximately 1 Acre Plot
- Ample Storage
- Detached Garage
- Sought-After Location

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

The property is currently showing as Council Tax Band E. Please confirm the council tax band details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236 444 Email: shrewsbury@hallsgb.com