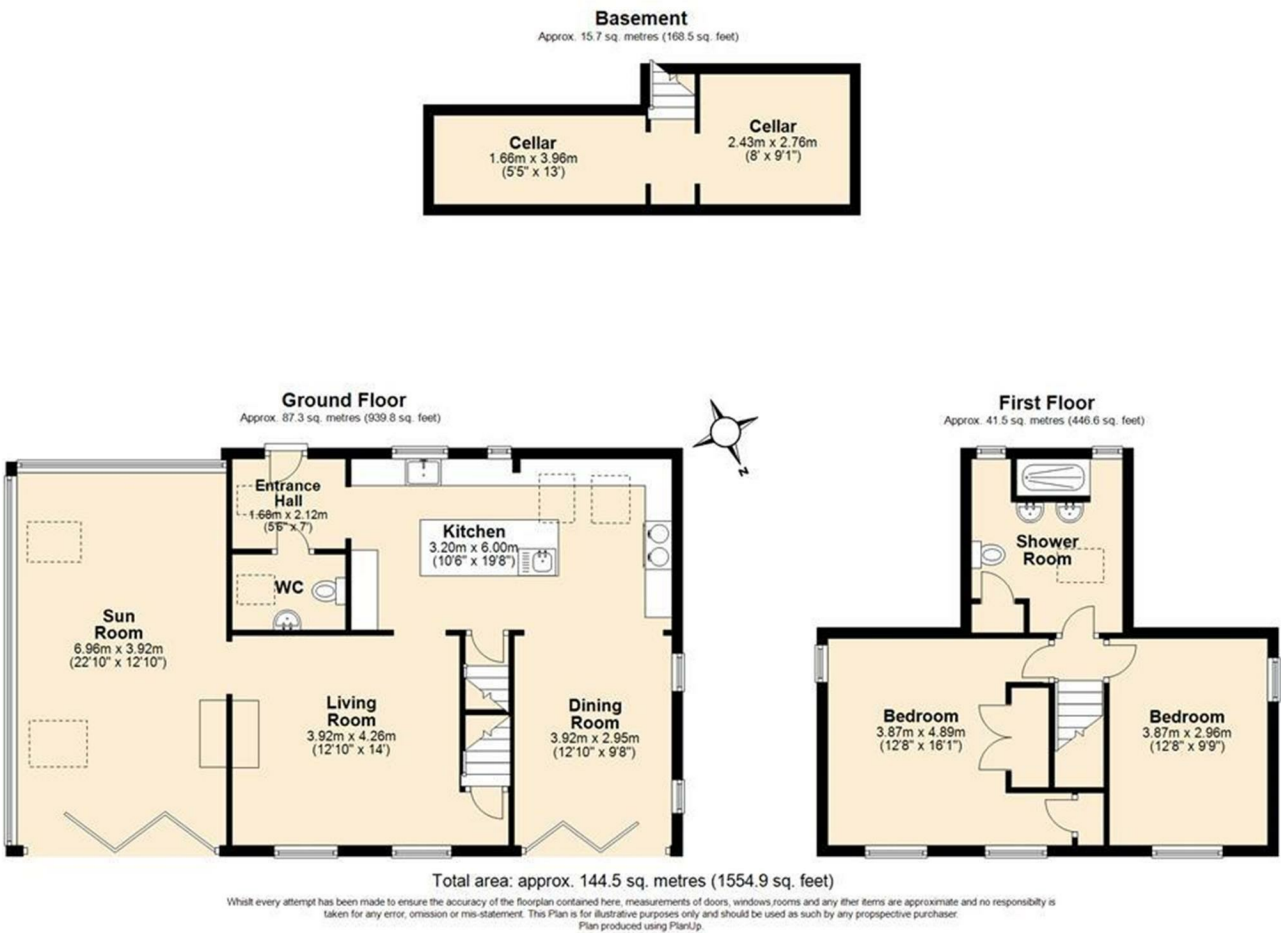
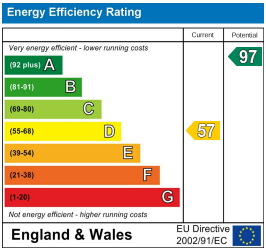


FOR SALE

Stone House Howle Lane, Hinstock, Market Drayton, TF9 2TQ



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.

Halls 1845

01952 971800

Telford Sales

32 Market Street, Wellington, Telford, TF1 1DT

E: telford@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £775,000

Stone House Howle Lane, Hinstock, Market Drayton, TF9 2TQ

Halls are pleased to present an exceptional opportunity to acquire a stunningly renovated home with high-specification lodge and facilities for a potential cattery business. Additionally, there is potential for planning permission for the erection of an oak-framed two-storey side extension to the main cottage, including a balcony (STPP) and, a detached barn with granted planning permission is available for conversion into an additional two-bedroom cottage 18/00313/FUL

This rare opportunity offers the ideal blend of luxury living, additional accommodation, and a profitable business venture. Don't miss your chance to own a piece of this extraordinary property—schedule a viewing today!



halls.gb.com

01952 971800



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Immaculately Presented
- Cattery Business Included in Sale
- Barn with Planning Permission
- Planning Permission to Extend Main House
- Total ft² - 1389
- Idyllic Rural Setting

DESCRIPTION
Nestled on an expansive plot of approximately 1.1 acres, this delightful detached cottage, accompanied by a separate two-bedroom lodge, making it perfect for guests, generational living or for those looking to operate a home-based business. The property is already equipped with facilities for a purpose-built cattery.

Conveniently located just off the A41 along a tranquil lane, the property features an electric gate framed by sandstone walls, leading to a gravel parking area that wraps around to the rear, where you will find a timber carport.

The cottage greets you with a quaint stable door leading into the entrance hall/boot room, which connects to a ground-floor cloakroom/WC. An archway opens into a stylish dining kitchen, equipped with a comprehensive array of contemporary units, including a built-in dishwasher, washing machine, fridge, freezer, a larder cupboard, and a two-oven electric Aga. The kitchen also features a Belfast sink and a central island with a second sink, storage, and a breakfast bar. The slate-tiled floor, enhanced with underfloor heating, flows into the dining area, which is filled with natural light and features a charming brick wall and bi-fold doors that open to the garden. A door from the kitchen leads down to the cellar.

The lounge provides a comfortable sitting area, complete with a dual-aspect log burner nestled in a shared fireplace with the stunning oak-framed summer room. This bright space also benefits from underfloor heating beneath its wood-effect tiled flooring and two sets of bi-fold doors leading to the garden. Ascending to the first floor, you will find two double bedrooms, both featuring dual-aspect windows. The cottage is completed by a stylish, high-specification spa shower room, which boasts a fully tiled walk-in shower with a rainfall showerhead.

Set amidst beautifully landscaped gardens is the two-bedroom lodge, which features an entrance hall, a spacious open-plan living/dining/kitchen area with French doors leading to a deck. The kitchen is equipped with an array of Shaker-style units, a Belfast sink, a Cookmaster oven, a built-in dishwasher, fridge-freezer, washing machine, and an island with a breakfast bar and wine cooler. The lodge also includes a shower room and two double bedrooms, both with built-in wardrobes, one of which has an en-suite.

The large timber gazebo at present hosts a hot tub whilst beautifully landscaped gardens surround the home by a range of different shrubs and trees providing the perfect backdrop for relaxation and outdoor entertaining.

There is an opportunity to operate a purpose-built cattery on the property, featuring 13 cat rooms along with food preparation areas and ample parking for clients to drop off or pick up their pets. The large brick barn is currently utilized for storage, with its kitchen serving as the food preparation and laundry area for the cattery.

This rare opportunity offers the ideal blend of luxury living, additional accommodation, and a profitable business venture. Don't miss your chance to own a piece of this extraordinary property—schedule a viewing today!

LOCATION
The property is located near the village of Hinstock, which has a local pub, shop, post office and junior school. There is excellent access to the A41 giving access to Newport, Telford and the M54 motorway and North towards Market Drayton and North Shropshire.

There are school buses that run from the village to Newport & Market Drayton. The property is well located between the towns of Newport & Market Drayton which offer a wide range of supermarkets, excellent schools, leisure facilities and amenities. There is great road access to destinations within Shropshire and to the Midlands, North West and North Wales.

ROOMS
ENTRANCE HALL

KITCHEN/DINER
The immaculate fitted kitchen features an array of integrated appliances with windows over looking both the front and the side of the property whilst bi-fold doors lead out to the extraordinary garden.

LOUNGE
The comfortable lounge offers a double-sided log burner and is partially open-plan with the sun room.

SUN ROOM
A bright and spacious room with bi-folding doors leading to the garden

W.C.
Situated besides the entrance for convenience, and comprising wash-hand basin and W.C.

BEDROOM ONE
Spacious double bedroom with character features including exposed beams.

BEDROOM TWO
Good-size double bedroom.

SHOWER ROOM
Three-piece suite comprising his and hers wash-hand basins, walk-in shower and W.C.

LODGE
A beautifully presented two double bedroom lodge, benefitting from open-plan living, and with the main bedroom benefitting from en-suite facilities.

EXTERNAL
BARN
With planning permission granted for conversion into a two-bedroom dwelling.

STABLES

CATTERY
Potential for a successful work-from-home business with good quality facilities for boarding.

PADDOCK

GARDEN
A beautiful landscaped garden with a range of well-established trees and shrubs, and including a summer house, which currently houses the hot tub.

LOCAL AUTHORITY
Shropshire Council.

COUNCIL TAX BAND
Council Tax Band C.

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.