



ODD FELLOWS HALL

CHURCH STREET | HINSTOCK | MARKET DRAYTON | TF9 2TF





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Telford 16 miles | Oswestry 34 miles | Wrexham 32 miles | Shrewsbury 20 miles | Chester 36 miles
(all mileages are approximate)

AN EXTRAORDINARY BARN CONVERSION IN A PICTURESQUE VILLAGE LOCATION

Desirable Village Location
Stunning Interior Features
Log Burning Stove
Garden with Outdoor Kitchen
Parking for Multiple Vehicles



Telford Office

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Viewing is strictly by appointment with the selling agents

LOCATION

The village of Hinstock boasts a warm and welcoming community, complete with a village shop and post office, a well-regarded primary school, and the popular Falcon Inn—serving as both a restaurant and traditional pub. Residents enjoy a range of leisure amenities including tennis courts, a cricket ground, a village hall, and the historic parish church. Throughout the year, the village holds seasonal events and community gatherings, making Hinstock a truly delightful place to call home.

Despite its peaceful setting, Hinstock is ideally positioned for excellent connections. The A41 is close by, giving swift access to the larger towns of Newport and Telford, and the M54 and M6 motorways can be reached within twenty minutes. Market Drayton lies just a short ten-minute drive away, where you'll find a wide array of shops, amenities, and services, as well as the much-loved weekly street market held every Wednesday on Cheshire Street.

PROPERTY

Nestled within the rolling Shropshire countryside, between the bustling market towns of Newport and Market Drayton, lies the picturesque village of Hinstock. Tucked away here, at the end of a long shared driveway, you'll find Odd Fellows Hall—a breathtaking three/four-bedroom detached barn conversion that has been lovingly restored and cherished for more than two decades. From the moment you arrive, the character and individuality of this home is unmistakable, and it's the kind of place that once seen, is never forgotten.

Step inside and you are immediately welcomed by a beamed front porch that opens into a generous reception hall, currently enjoyed as a study, with a striking mezzanine level above—a versatile space that has served as a gym and could easily become a fourth bedroom. Every corner of the house reveals another layer of charm: latch doors, fireplaces, and exposed timbers all speaking to the building's heritage, while thoughtful design ensures it is perfectly suited to



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls REF: 1356222



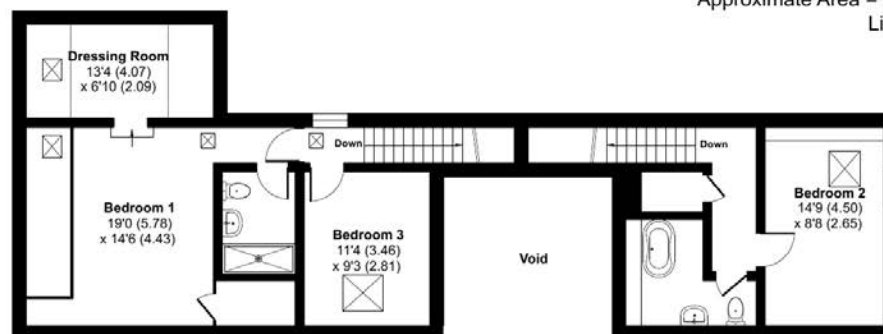
modern family living. The heart of the home is the breakfast kitchen, with bespoke cabinetry and opening into a light-filled conservatory that invites the garden in. From here, the layout flows into a spacious dining hall, complete with two staircases that sweep up to the first floor, while a characterful snug with access to the cellar offers a cosy retreat. The main living room is warm and welcoming, designed for gatherings with family and friends. On the ground floor there is also a cloakroom and utility room.



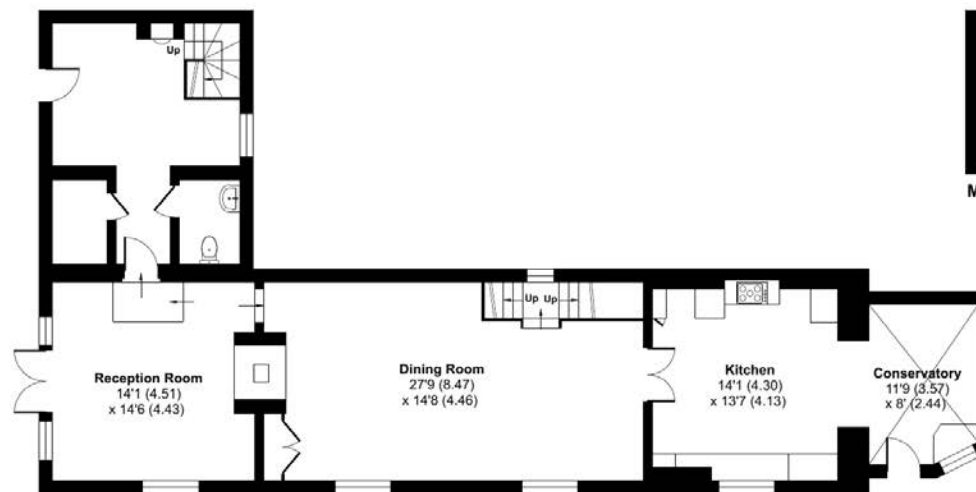
Upstairs, the accommodation is cleverly arranged to offer both privacy and comfort. The first staircase rises to the principal suite, a tranquil sanctuary with its own dressing room and en-suite bathroom, as well as a further double bedroom. The second staircase leads to another generous bedroom, complete with walk-in wardrobe and a beautifully appointed family bathroom. Each room has its own distinct charm, yet the whole space feels seamlessly connected.

Approximate Area = 2052 sq ft / 190.6 sq m (excludes void)
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Total = 2099 sq ft / 194.9 sq m
For identification only - Not to scale

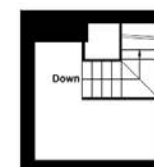
Denotes restricted head height



FIRST FLOOR 1 / 2



GROUND FLOOR



MEZZANINE





GARDENS

Outside, the gardens have been thoughtfully landscaped to create an oasis of beauty and seclusion. Mature planting, private corners, and open lawns make this a haven for both relaxation and entertaining. For those who love to host, there is a fully equipped outdoor kitchen and a delightful summerhouse with its own bar—perfect for long summer evenings with friends, or for quiet moments of escape with a book and a glass of wine. Completing the picture is an oak-beamed cart shed, echoing the character and craftsmanship of the main house.

With double glazing, oil-fired central heating, and an unmistakable sense of history woven into its fabric, Odd Fellows Hall stands out as a one-of-a-kind property.

Viewing is advised to appreciate all this property has to offer.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electric and drainage.

LOCAL AUTHORITY

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G

VIEWINGS

Strictly by appointment with the selling agent.

Halls Estate Agents Telford.

Tel: 01952 971 800

Email: telford@hallsgb.com



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



