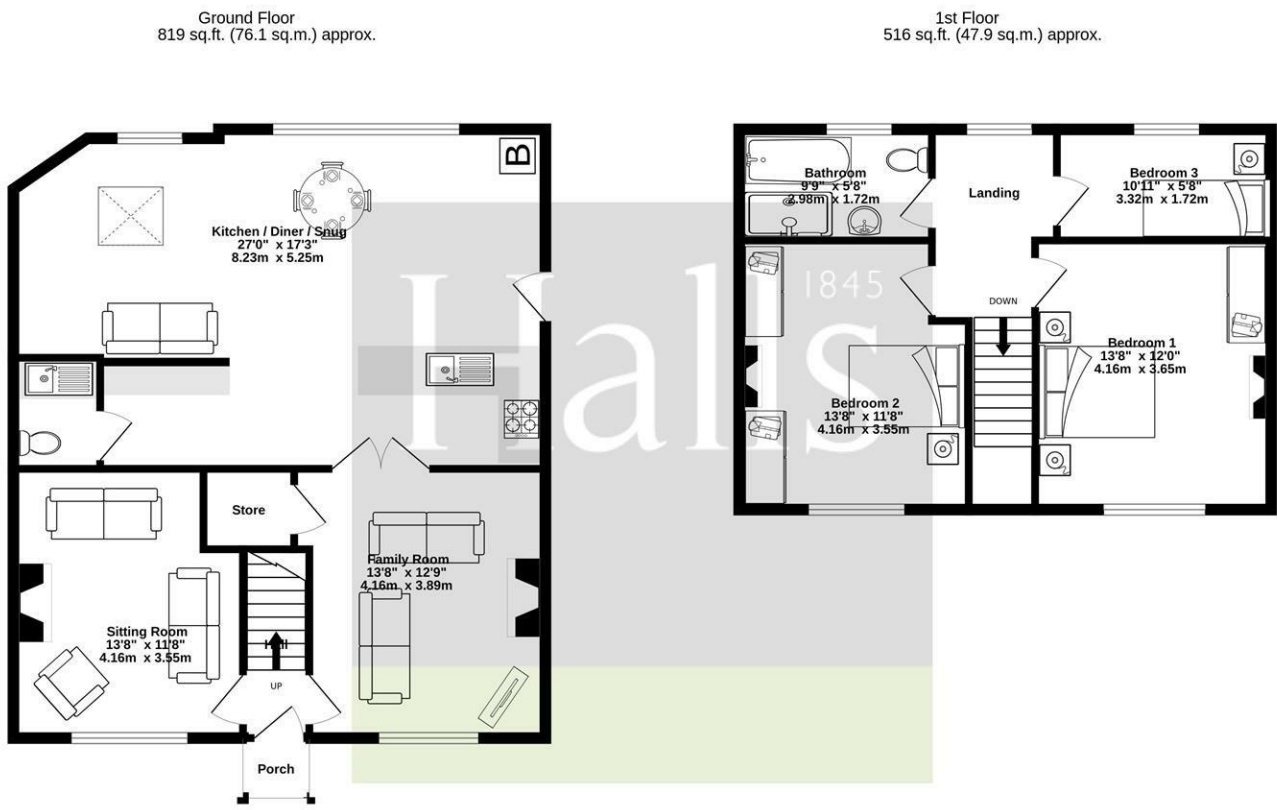


FOR SALE

3 Lavender Cottage, Wollerton, Market Drayton, TF9 3LU



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FOR SALE

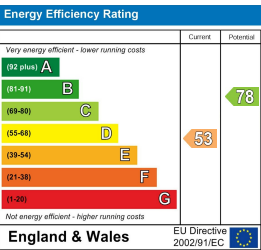
Offers in the region of £395,000

3 Lavender Cottage, Wollerton, Market Drayton, TF9 3LU

**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



This is an excellent opportunity to acquire an extended Victorian country house with large landscaped gardens to a 1/3 of an acre. The accommodation comprises sitting room, family room, large open plan kitchen/diner/snug with log burner. There are three good sized bedrooms and a large family bathroom. The property has parking for at least four cars and there is also a shed, workshop, green house and brick built pigsty in the rear garden.



01948 663 230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



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FOR SALE

Hodnet 1 mil, Market Drayton 4.5 miles, Whitchurch 11 miles, Shrewsbury & Telford 16 miles.  
All distances are approximate.



3 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Charming Extended Country Home
- Rural Location and Excellent Views
- Hall, Sitting Room, Family Room
- Kitchen/Diner/Snug, Utility & W.C
- Three Bedrooms, Bathroom
- Large Landscaped Gardens
- Parking for Four Cars
- Sheds & Outbuildings

**Location**  
The property is situated in the Hamlet of Wollerton. In Hodnet 1 mile away there is a local shop, public house, village school and village hall. There is also a local school bus which drops and picks up outside the house. Hodnet and Wollerton are both well known for the gardens of Hodent Hall Gardens and Wollerton Old Hall & Gardens. There is excellent road access to the A53 approx 1.5 miles away which is excellent for Shrewsbury, Telford, Newport, Whitchurch and Market Drayton.

Hawkstone Hall and Gardens and Golf Courses are also close by approx 3 miles away and there are the famous follies also located there.

**Brief Description**  
This wonderful extended attached Victorian country home is presented to a great standard and comprises entrance hall, sitting room, family room, large open plan kitchen/diner/snug. There is also a utility / cloaks to the ground floor. To the 1st floor is a spacious landing, two large double bedrooms the front and a single bedroom and bathroom to the rear. There is scope to reduce the size of the bathroom to create an en suite to bedroom two. The property has newly installed Upvc double glazed windows and an oil fired boiler. The boiler is only 18 months old.

To the front is a gravelled drive suitable for many cars and a mature front garden with lawn, path to the front door and flower borders. To the side of the house is a patio area and access to the large landscaped rear gardens with sheds, workshop and brick pigsty.

**Accommodation Comprises**  
There is a gravelled path from the drive that leads to the front of the house where there is a canopied porch and front door that opens into the hall. There are pine doors to both reception rooms.

**Sitting Room**  
Feature fire place with recess to either side, exposed sanded floor boards, radiator and double glazed window to the front with views over the garden and fields beyond.

**Family Room**  
Feature fireplace with recess either side, double glazed window to the front, radiator and archway and door to understairs store. Double doors through to the

**Kitchen / Diner / Snug**  
Kitchen Area: Wide range of base and wall units, extensive worktop surfaces, breakfast bar and inset drainer sink unit. There is space for a duel fuel electric & LPG oven. The kitchen area has quarry tiled and exposed brick floor and there is also a radiator.

Dining & Snug Area: Tiled floor, double glazed windows with views up the garden, side entrance door and in the snug area is a log burning stove and double glazed sky light.

**Utility / W.C**  
There is a low flush W.C, base store unit, work top, drainer sink unit and plumbing for a washing machine.

**1st Floor Landing**  
Stairs ascend from the hall to a spacious landing with a double glazed window overlooking the rear garden.

**Bedroom One (front)**  
Double glazed window to the front with wonderful views over the gardens and countryside beyond. There is a feature fire place and recess's suitable for wardrobes and a radiator.

**Bedroom Two (front)**  
Double glazed window to the front with wonderful views over the gardens and countryside beyond. There is a feature fire place and recess's suitable for wardrobes and a radiator.

**Bedroom Three (rear)**  
Double glazed window overlooking the rear garden and a radiator.

**Family Bathroom**  
Spacious bathroom with large shower, panelled bath, pedestal wash hand basin, low flush W.C, window to the rear garden and a radiator.

**Outside**  
The property is accessed from the road to a large gravelled drive suitable for at least 4 cars. The front garden has a lawn, mature flower beds with a wide variety of plants trees and shrubs. There is access to the main garden from the drive through a gate that leads to a large paved area, garden store shed and enclosed bin store. There is a path and steps up to the gardens which are laid to lawn. There is a brick path that meanders its way to the top of the garden where there is a brick built pigsty, greenhouse and large timber framed workshop which has power and lighting. The garden has a vegetable patch and at the very top of the garden is a further lawn, mature trees and door through to a hidden garden storage / compost area.

**Directions**  
From the Tern Hill roundabout drive West on the A53 heading towards Shrewsbury. Take the 1st right signposted Hodnet and follow the road for about 1.5 miles and the property is located on the right hand side.

What 3 Words: momentous.hobbit.deeper

**Viewing Arrangements**  
Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230  
You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com) WH1583 070225

**Council Tax - Shropshire**  
The current Council Tax Band is 'D'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

**Services**  
We believe that mains water and electricity are available to the property. Drainage is to a private system located in the rear garden. The heating is via an oil fired boiler to radiators. The boiler was replaced 18 months ago.

**Tenure - Freehold**  
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.