



SAMUEL WOOD

The Paddock, Bellaport Road, Norton-In-Hales, Market Drayton, Shropshire, TF9 4AY

Asking Price £850,000



# The Paddock, Bellaport Road

Norton-In-Hales, Market Drayton, Shropshire, TF9 4AY



- Stunning and unique 4 bedroom property
- Delightful gardens extending to approx 0.5 acre
- Oil fired central heating
- Commutable to Shrewsbury, Telford and Crewe
- Fabulous rural location on Shropshire-Staffordshire-Cheshire border
- Stylish interiors and versatile spaces
- Breathtaking views
- Attractive architectural features
- Public House and Primary School within walking distance
- A 'Rare' Find

Welcome to The Paddock, Norton in Hales – an individual and unique property that epitomises elegance and tranquillity. This simply stunning home boasts stylish interiors, designed with impeccable taste and an eye for detail. Offering versatile living spaces that cater to a variety of lifestyles, The Paddock is a perfect blend of luxury and comfort. Nestled in a fabulous rural location on the picturesque Shropshire-Staffordshire-Cheshire border, this exquisite residence is surrounded by insightful gardens extending to approximately half an acre. Every aspect of this property offers breathtaking views, creating an idyllic setting for both relaxation and entertaining. Enjoying an enviable edge of village location it is conveniently located 25 miles from both the historic town of Shrewsbury and the bustling hub of Telford, Crewe is 14 miles away and offers excellent rail links. The charming market town of Market Drayton is 4.2 miles and the beautiful village of Audlem is 3.6 miles. This prime location provides the perfect balance of rural serenity and easy access to urban amenities.

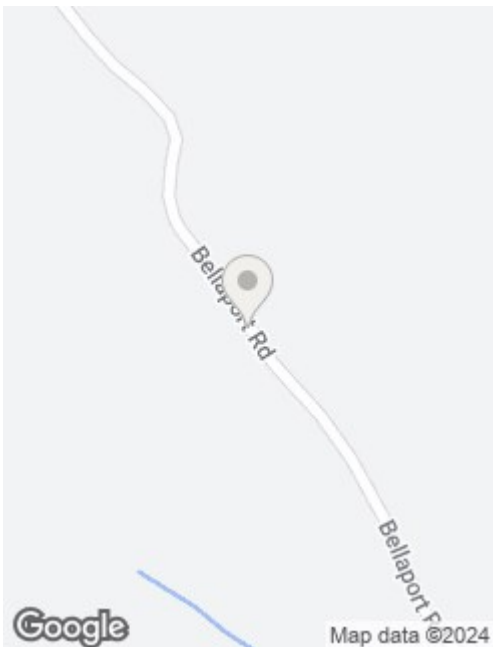
Whether you are looking for a peaceful retreat or a stylish home to impress, The Paddock, Norton in Hales is a truly exceptional opportunity not to be missed.

Upon entering The Paddock, you are greeted by a delightful entrance hall that sets the tone for the rest of this charming home. To the front, you will find attractive reception rooms, including a spacious dining room and sitting room leading seamlessly into the stylish contemporary shaker style Kitchen, complemented by an adjacent breakfast room. A utility room conveniently adjoins the kitchen, providing storage and functional space. From the kitchen a rear entrance porch offers access to the garden and a ground floor shower room is thoughtfully positioned for convenience. The expansive family room offers a versatile space for relaxation and entertainment. Additionally, there is a ground floor bedroom, presenting the possibility of creating a relative annex if required- combining a family room and ground floor shower room.

The first floor landing serves the sizeable front-facing bedrooms, each offering delightful aspects. A study and a well-appointed bathroom are also accessible from the landing. The study leads into the primary bedroom, which features an adjacent dressing room and an en-suite bathroom, providing excellent and spacious accommodation. This handsome property enjoys a delightful rural position on a tranquil country lane just outside the village of Norton in Hales. The impressive and mature gardens extend to approximately 0.5 of an acre and feature a variety of plantings dispersed throughout. A sweeping gravelled and gated driveway provides access from the adjacent lane, situating the property within a delightful, enviable and private location.







## Directions

From the A53 market Drayton take the left-hand side post for Betton /Norton in Hales. Continue into the centre of the village passing the Norton in Hales school, turn left into the Bella port Road and continue passing Griffin Close and Beswick Lane. Continuing to the Bellaport Road 'a lane' where the property is located on the left-hand side.

Services: We understand that the property has oil heating, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: Basic 3 Mbps & Superfast 50 Mbps.

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.







Total area: approx. 205.7 sq. metres (2214.5 sq. feet)

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. Plan produced using PlanUp.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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