



£500,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: E

## Tern Hill Market Drayton

Chester Road Tern Hill  
Market Drayton Shropshire



***If you are looking for a property with lots of potential and space both inside and out, or a home with the availability of extensive parking suitable for commercial vehicles plus two small paddocks then this is going to be ideal for you.***

The area of ground to the front and adjacent workshop has previously been used to run a haulage business by the current owner so whatever your parking needs you will not run out of space. There is also a lovely formal garden to the front and rear plus orchard. Internally the home comprises large lounge, dining room, kitchen, separate utility and versatile additional reception room ideal as an office. An inner hallway leads to the three bedrooms and family bathroom. If you are looking for something unique then this could be ideal.

- Three Bedroom Detached Bungalow
- Versatile Plot Of Approximately An Acre
- Lots Of Parking Including Front Hardstanding Area
- Spacious Accommodation Throughout
- Three Reception Rooms & Breakfast Kitchen
- Separate Utility & Guest WC

You can reach us **9am to 9pm**, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

**01630 658888**

hellomarketdrayton@dourishandday.co.uk



**Lounge** 20' 10" x 17' 11" (6.35m x 5.46m)

A fantastic spacious reception room which has a wood burner set within a stone clad chimney recess and stone hearth. Two radiators, two double glazed windows to the front and double glazed window to the side.

**Dining Room** 19' 4" x 9' 3" (5.89m x 2.82m)

Again having a wood burner which is set within a tiled chimney recess. Radiator, double glazed patio doors to the front and doors off to the breakfast kitchen and inner hallway.

**Breakfast Kitchen** 17' 2" x 9' 3" (5.24m x 2.82m)

Fitted with a range of base units with drawer tops and work surfaces over to three sides, inset one and a half bowl single drainer sink unit and mixer tap plus tiled splash backs. Space for a range cooker. Radiator, double glazed window to the rear and half glass double glazed window to the rear and door to the rear hall.

**Rear Hallway/Boot Room**

Having a cloaks cupboard, space for a washer, doors off to the utility, guest WC and half glass double glazed door to the rear.

**Utility Room** 16' 7" x 4' 9" (5.06m x 1.45m)

Fitted with space for a variety of appliances and having work surfaces to two sides. Oil central heating boiler. There is tiling to the floor which continues into the rear hallway, WC and kitchen.



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## Guest WC

Fitted with a pedestal wash basin with tiled splash back and low level WC.

## Study/Home Office 21' 7" x 7' 8" (6.58m x 2.34m)

A versatile room which has a half glass double glazed side entrance door located off the home's parking area. There is a radiator and double glazed windows to the front and side.

## Inner Hallway

Located off the dining room and linking the part of the home which has three bedrooms and family bathroom. Double door cupboard.

## Bedroom One 9' 1" x 18' 1" (2.76m x 5.51m)

A large double bedroom which has a radiator and double glazed windows to the front and side.

## Bedroom Two 9' 3" x 13' 0" (2.82m x 3.95m)

Again another generous sized bedroom which has a radiator and double glazed windows to the side and rear.

## Bedroom Three 9' 9" x 10' 5" (2.98m x 3.18m)

Radiator and double glazed window to the side.

## Family Bathroom 8' 8" x 7' 10" (2.63m x 2.38m)

Fitted with a corner jacuzzi style corner bath with hand held shower mixer tap, pedestal wash basin, tiled shower cubicle and low level WC. Tiling to the walls, inset ceiling spot lighting, radiator and double glazed window to the rear.

## Outside Front

Heath View sits within a generous sized plot of approximately an acre. The home has been within the family for many years and was once used in part for a haulage business and as such has extensive hard standing area to the front perfect for a motor home or similar with adjacent workshop. The long driveway extends to the side of the home for family parking and continues towards the rear. To the side of the main driveway is a small fenced paddock to the left of the approach. Immediately to the front of the bungalow is a formal lawned garden with large double pergola.

## Outside Rear

Adjacent to the home is a courtyard garden and further cottage style garden which is screened and houses a greenhouse and has an orchard and vegetable garden.

## Side Paddock

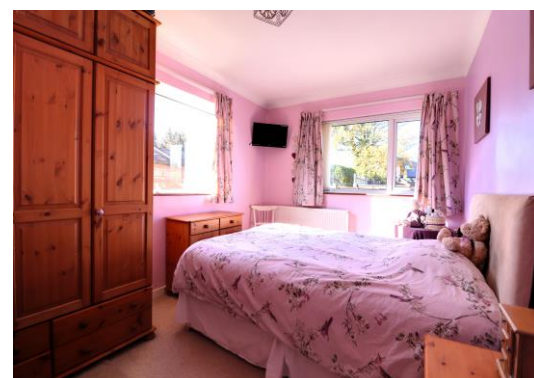
To the right of the home is a further fenced paddock area and second driveway providing access.

## Workshop 24' 3" x 11' 6" (7.40m x 3.51m)

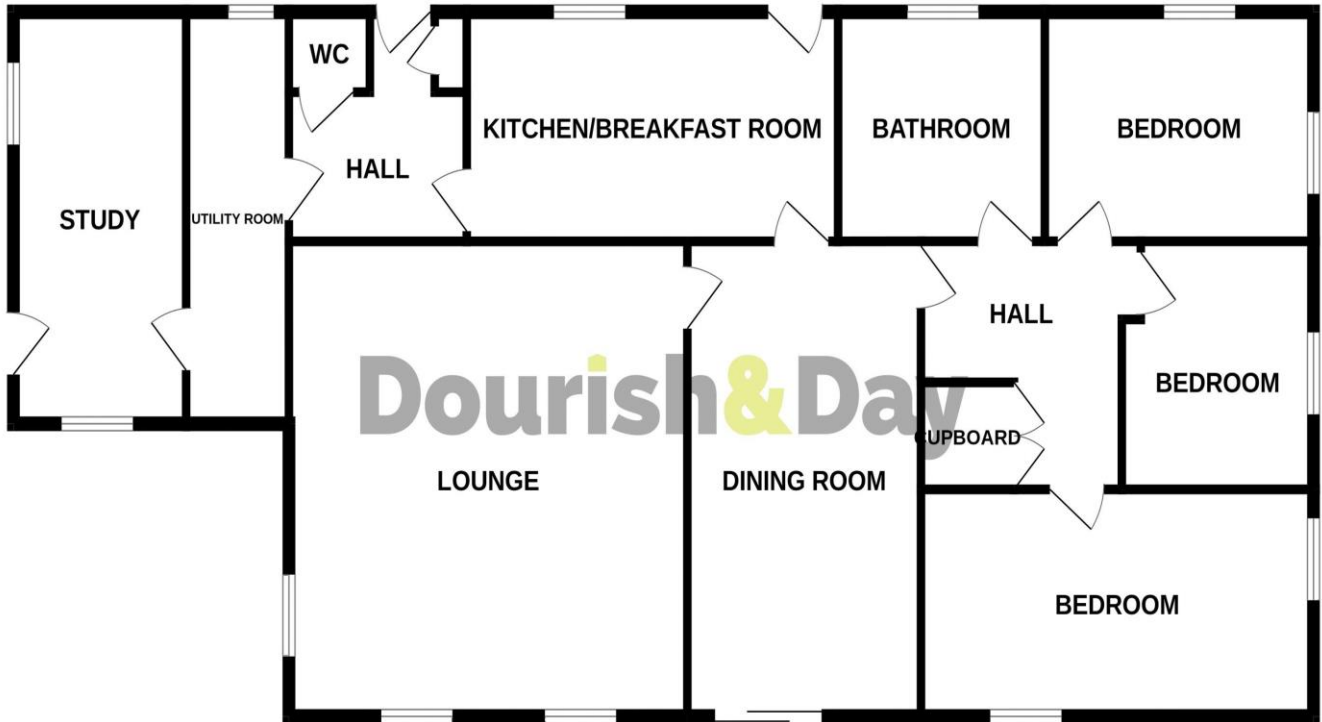
Having power and lighting.

## Right Of Access

The home has two driveways. We are informed that the main driveway to the left hand side has a right of access to a bungalow within the wooded area and the disused quarry. The right had driveway has a sign for Heath House however the first part belongs to Heath View which gives access to the paddock and rights of access to the neighbouring bungalow.



## FLOORPLAN



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating cost	(82+)		
A	(61-81)		
B	(49-60)		
C	(35-48)		
D	(29-34)		
E	(17-28)	50	
F	(9-16)		
G	(1-8)		
England & Wales			72
EU Directive 2002/91/EC			
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