



£625,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

💷 COUNCIL TAX BAND: **E**

Pell Wall Market Drayton

Sandy Lane Pell Wall
Market Drayton Shropshire



Location, Location, Location! If you cherish your privacy and are searching for a home with fantastic views set in the countryside then it doesn't come much better than this. Set in generous sized, mostly lawned gardens with paddock to the side and offering lots of parking as well as a garage and carport with views over the neighbouring countryside.

Internally, the home has lots of character including inglenook fireplace to the lounge, beams to many of the walls and ceilings and latch lever internal doors. Comprising Hallway, two reception rooms, fourth bedroom, country style kitchen, utility, bathroom and three first floor bedrooms.

- Four Bedroom Detached House
- Rural Location With Paddock & Gardens
- Lots Of Character Throughout
- Inglenook To Lounge, Separate Dining Room
- Fitted Kitchen, Utility & Bathroom
- Garage, Carport & Loads Of Parking

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

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

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Front Entrance Porch

Approached via a wooden front entrance door, double glazed and leaded windows to each side and further door to the lounge.

Lounge 14' 10" x 14' 7" (4.53m x 4.45m)

A room with lots of character including inglenook fireplace with wooden mantle over incorporating a multi fuel burner and beams to the ceiling and two walls. Store cupboard and door giving access to the staircase to the first floor. Double glazed and leaded window to the front.

Dining Room 14' 8" x 9' 11" (4.46m x 3.02m)

Located off the lounge and again having exposed beams to two walls, brick and tiled fireplace with open fire and double glazed and leaded window to the front.

Bedroom Four 14' 4" x 11' 5" (4.36m x 3.47m)

Located off the dining room and offering potential use as a further reception room if preferred having electric wall heater, three wall light points and double glazed and leaded windows to the front and side.



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Kitchen 15' 3" x 8' 0" (4.66m x 2.45m)

A country style fitted kitchen which has a range of base units with drawer tops and work surfaces over. One and a half bowl single drainer sink unit and mixer tap and tiled splash backs. There are two further matching wall cupboards and breakfast bar. Again there are exposed beams to one wall and ceiling, electric heater and two double glazed and leaded windows to the rear.

Utility 7' 2" x 7' 1" (2.19m x 2.16m)

Space for appliances, exposed beams to one wall and double glazed and leaded window to the rear.

Bathroom 6' 2" x 6' 9" (1.88m x 2.06m)

Located off the utility and fitted with a panel bath with electric shower over, pedestal wash basin and low level WC. Tiled splash backs and double glazed and leaded window to the rear.

Side Porch/Boot Room 8' 6" x 6' 4" (2.58m x 1.93m)

A second entry into the home which has an electric heater, half glass front entrance door, double glazed and leaded window to the rear and further doors off to the garage and kitchen.

First Floor Landing

Having electric heater, latch lever doors to all three bedrooms off, and two double glazed and leaded windows to the front with fantastic views over the neighbouring countryside.

Bedroom One 12' 8" x 11' 3" (3.86m x 3.44m)

A dual aspect room which benefits from the fantastic views including a double glazed window to the front and two to the side. Exposed beams.

Bedroom Two 9' 10" x 12' 6" (3.00m x 3.82m)

A further double bedroom with exposed beams to the walls and double glazed and leaded window to the rear incorporating a window shelf.

Bedroom Three 9' 10" x 9' 11" (3.00m x 3.03m)

Another double bedrooms with exposed beams to the walls and double glazed and leaded window to the rear incorporating a window shelf. Corner cupboard.

Externally

The home is set behind a low hedge with gate and pathway leading to the front entrance door with lawn to each side and continues to the side where there is a secluded area including patio and further lawn. There are double gated to the front opening onto the extensive gravelled driveway providing lots of parking including under cover carport and garage. Adjacent to the driveway is a large lawned area with garden shed and brick store. A low fence separates the paddock to the side.

Garage 19' 6" x 10' 0" (5.94m x 3.06m)

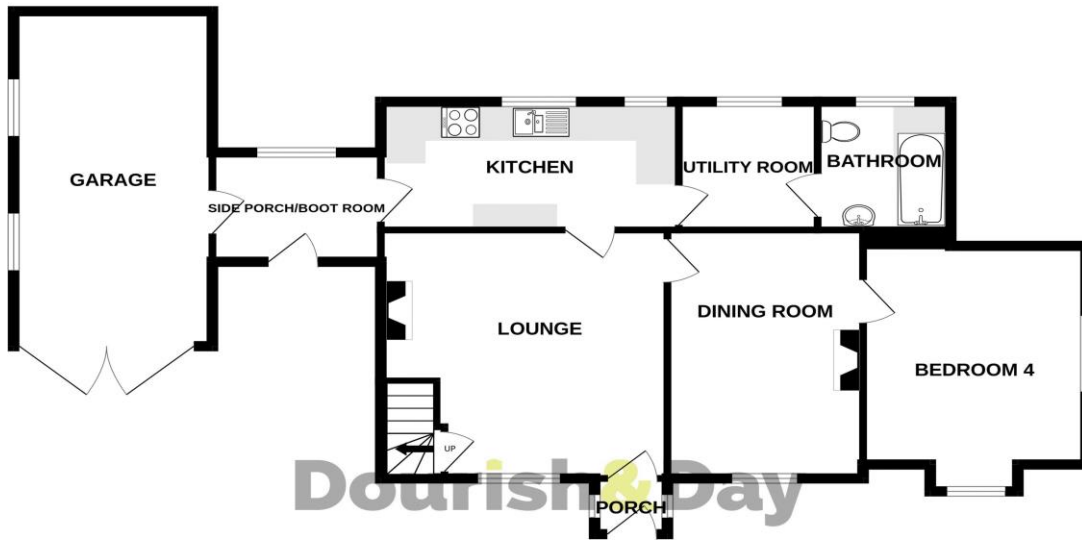
Having a roller door to the front, power and lighting.

Services

We are informed that the property has a private septic tank drainage and there is no gas to the property.



GROUND FLOOR



1ST FLOOR



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 - lower running costs	(82+)		
A	(81-81)		81
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)	44	
G	(1-14)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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