



£650,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: G

Hinstock Market Drayton

School Fields Hinstock
Market Drayton Shropshire



They say every day is a school day, well you will be excited to know we have a fantastic period detached property in the highly desirable village of Hinstock, so today's lesson is don't let it slip you by. Located in the heart of the village, set within landscaped gardens to all sides, lots of parking and double garage.

Internally there are many period style features throughout the home where the character has been maintained and even enhanced. The versatile accommodation includes four reception rooms including a family/dining room which is open plan to the fitted kitchen. There is also a separate utility, and ground floor shower room. To the first floor there are four double bedrooms, a master bedroom En-suite and family bathroom.

- Superb Fully Renovated Victorian Residence
- Four Double Bedrooms, En-suite & Bathroom
- Three Substantial Reception Rooms & Guest W.C
- Utility & Open Plan Kitchen With Vaulted Ceiling
- Beautiful Well Stocked Garden & Large Double Garage
- Desirable Rural Village With Excellent Commuter Links

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

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

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Reception Hallway

A lovely reception entrance with having a quarry tiled flooring, corning to ceiling, stairs off to the first floor and radiator. Doors off to the sitting and dining rooms.

Sitting Room 16' 3" x 11' 5" (4.95m x 3.48m)

A period styled reception room with various features including feature black cast fireplace with open fire with hardwood surround and mantle on a tiled hearth, coving to ceiling, French doors with double glazed panels leading to garden patio, double glazed window overlooking the front of the property, and double radiator.

Dining Room 14' 4" x 11' 5" (4.37m x 3.48m)

Another period styled room with black cast feature fireplace with hardwood surround and mantle and tiled hearth. Stained wood flooring and coving to ceiling. Double glazed windows on two elevations and two radiators.



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Inner Hallway

Having quarry tiled flooring and doors off to the study, shower room and open plan to the dining/living room. There is also a door leading to a staircase down to the cellar.

Study 11' 5" x 8' 8" (3.48m x 2.64m)

Another versatile reception room with tiled flooring, built in cupboard housing a Worcester oil fired boiler with hot water tank, fitted book shelving, beams to ceiling, inset spotlights, double glazed windows to two elevations and radiator.

Dining & Living Room

A large open plan room with decorative tiled floor, double glazed windows on two sides, period style radiators and double glazed French door leading to garden.

Kitchen 12' 0" x 11' 0" (3.66m x 3.35m)

With high vaulted ceiling with beams, attractive quarry tiled flooring with decorative inserts and countryside style kitchen comprising of base cupboards and drawers with wooden work surfaces over, Belfast style sink with brass mixer tap over, further range of wall cupboards incorporating glazed display cabinet, tiling to splash, Range master Classic freestanding cooker with double oven and grill and five burner gas hob unit with extractor hood over, integrated dishwasher, space for American fridge freezer and radiator.

Utility 10' 3" x 7' 5" (3.12m x 2.26m)

Fitted with a stainless steel single drainer sink unit with base cupboard below, work surfaces to two sides, space and plumbing for automatic washing machine, larder storage cupboard, space for tumble dryer and fridge, double radiator, loft access two double glazed windows and half glazed door to rear gardens.

Shower Room 7' 4" x 6' 9" (2.24m x 2.06m)

Fitted with a double width shower cubicle with mains shower unit, pedestal wash hand basin, low level W.C., radiator, ceramic tiled flooring, extractor fan and tiling to splash areas. Double glazed windows.

Galleried Landing

A spacious central landing area with feature window overlooking the front of the property and doors off to the bedrooms and family bathroom.





Bedroom One 14' 8" x 11' 6" (4.47m x 3.51m)

A spacious bedroom with coving to ceiling, two radiators, double glazed windows to two sides and door through to en-suite.

En-Suite Shower Room 8' 4" x 7' 7" (2.54m x 2.31m)

Fitted with his and hers vanity wash hand basins with cupboards below, low level W.C, double width shower with contemporary tiles, mains power shower, inset spotlights, wood effect flooring and heated towel rail radiator and double glazed window.



Bedroom Two 14' 4" x 11' 6" (4.37m x 3.51m)

Coving to ceiling, two radiators and double glazed window.

Bedroom Three 11' 6" x 11' 6" (3.51m x 3.51m)

Built in shelving, loft access, radiator and double glazed window.



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Bedroom Four 11' 5" x 11' 3" (3.48m x 3.43m)

There is an entrance corridor leading to the main bedroom area. Radiator and overlooking the gardens.

Family Bathroom 15' 4" x 8' 4" (4.67m x 2.54m)

Fitted with a 'heritage' style pedestal wash hand basin with built in shelving to either side, eaves storage to either side, panel bath, low level WC. and separate tiled shower cubicle with mains shower unit, extractor fan, tiled floor and walls, built in airing cupboard with slatted shelving and two heated towel rail radiators. Double glazed dormer window,

Cellar One 11' 3" x 8' 0" (3.43m x 2.44m)

With beams and sump pump. Access to the second cellar area.

Cellar Two 14' 0" x 11' 7" (4.27m x 3.53m)

With electric power points, two windows across both cellars and electric light.

Double Garage 19' 8" x 20' 4" (5.99m x 6.2m)

Two up and over doors, one of which is electrically operated, eaves storage and electric light and power.

Outside Front

The property is approached over a shared entrance drive and then immediately to the right there is a curved brick wall and wrought iron decorative double gates leading to the generously proportioned parking area with deep cultivated borders and beech hedge to one side, oil tank, side garden with double width paved pathway and deep cultivated borders lead to double gates and to the further side gardens.

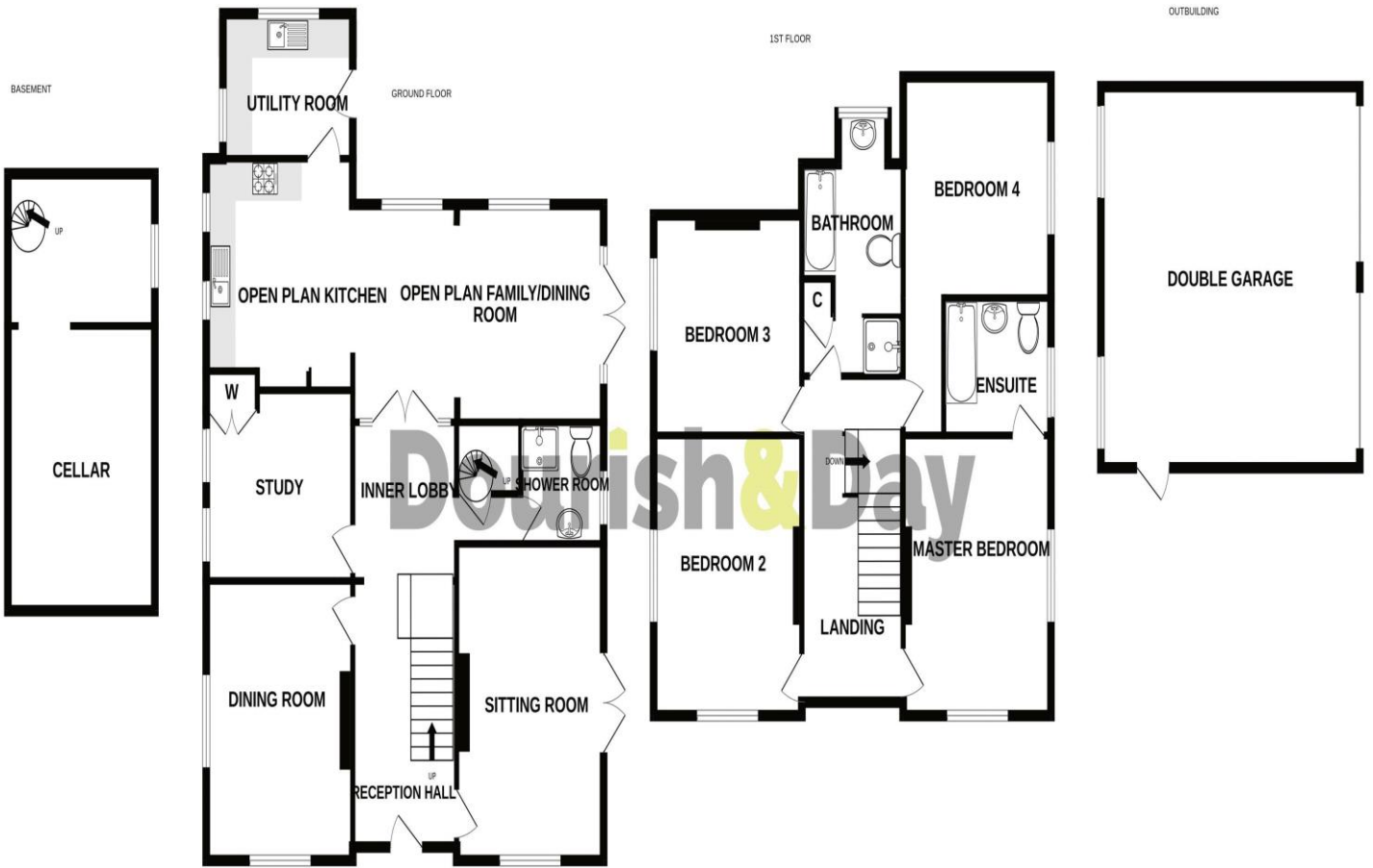
Outside Rear

Main rear gardens with paved patio, double width pathway, lawns with inset tree, hexagonal arbour with decorative paving, inset trees, deep borders and a further timber arbour leading to vegetable gardens, rear lawned gardens, greenhouse and further gate to the front.

Outside Side Garden

The side gardens have a bin storage area, a good sized paved patio, pretty cultivated borders, panel fencing and lawned area, picket fence and gate leading to the rear garden.





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
Energy efficiency - lower running costs			
92-100	A		
81-91	B		
69-80	C		69
55-68	D		
39-54	E	43	
21-38	F		
1-20	G		
England & Wales		EU Directive 2002/91/EC	
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