

£700,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: F

## Tern Hill Market Drayton

Sutton Road Tern Hill  
Market Drayton Shropshire

*This stunning Barn Conversion, set on a large garden plot, features solid oak doors, exposed timbers, and quality fittings. Offered with No Upward Chain,*

it includes an Entrance Hall with quarry tiles, a WC/Cloakroom, Study, Dining Room/Bedroom Four and a bright Lounge with a brick inglenook fireplace. All three reception rooms have French doors to the gardens. The high-spec Kitchen has space for a large table, a space for a range cooker. The kitchen opens to the Garden Room overlooking the Conservatory Garden. The ground floor also includes a Utility Room and inner Hall with an oak staircase. Upstairs, there are a number of exposed beams to all rooms. The spacious Master Bedroom has a refitted En Suite, and the main Bathroom is similarly high quality. Bedroom Two is a large double with a port-hole window, and Bedroom Three is another double. Externally, there are large lawned gardens, ample parking to the weeping driveway to the double garage, and various garden spaces. Currently arranged as a three-bedroom home, it has potential for five if needed.



- Detached Barn Conversion
- Three Reception Rooms & Four Bedrooms
- Large Fitted Kitchen With Family Area
- Large Conservatory & Utility
- En-Suite, Family Bathroom & Guest WC
- Large Gardens, Sweeping Drive & Double Garage

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





## Entrance Hall

Accessed through a solid wood entrance door leading into the hallway which has quarry tiled floor which continues into the guest WC. There is inset ceiling spot lighting, skylight and double glazed window. There are doors off to the lounge and dining room/bedroom four.

## Guest WC 5' 2" x 4' 6" (1.58m x 1.38m)

Fitted with a low level WC and wall mounted wash basin. Extractor fan, radiator and double glazed window.

## Lounge 16' 9" x 16' 9" (5.1m x 5.1m)

A spacious reception room which has an inglenook fireplace with timber mantle over and stone hearth. Double glazed French doors and double glazed windows to two elevations.

## Dining Room/Bedroom Four 11' 9" x 16' 7" (3.58m x 5.06m)

A large versatile room which has inset ceiling spotlighting, fitted corner Belfast sink and units surrounding, loft access, double glazed French doors to the garden and double glazed window.

## Study 8' 0" x 8' 11" (2.45m x 2.73m)

An ideal work from home room or fifth bedroom if needed and having inset ceiling spot lighting, radiator and double glazed French doors to the garden.

## Inner Hallway 7' 11" x 10' 2" (2.42m x 3.11m)

Located between the lounge and kitchen providing a return staircase to the first floor with under stair cupboard. Quarry tiled floor and double glazed window.



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## **Kitchen** 21' 1" x 16' 10" (6.43m x 5.14m)

Fitted with an extensive range of base and wall units, work surfaces to three sides incorporating a one and a half bowl enamel sink, drainer and mixer tap. A fitted cooker hood is positioned above a space for a range cooker. Inset ceiling spot lighting, tiling to the floor which continues into the conservatory. Radiator, double glazed windows to two sides and open plan to the conservatory.

## **Utility** 7' 10" x 5' 8" (2.38m x 1.72m)

Fitted with base and wall units, work surfaces to two sides and inset stainless steel sink unit, drainer and mixer tap. Spaces for appliances and two double glazed windows.

## **Conservatory** 9' 3" x 16' 5" (2.81m x 5.0m) Maximum Measurements

Double glazed P shaped conservatory set on a low brick wall with tiling to the floor, radiator and double glazed French doors to the garden.

## **Landing**

There are latch level wooden doors to all first floor bedrooms and family bathroom. All first floor rooms have exposed feature beams. Double door airing cupboard, additional store cupboard and inset ceiling spot lighting.

## **Bedroom One** 16' 9" x 17' 1" (5.1m x 5.2m)

A large master bedroom with exposed beams, radiator, two double glazed skylights and double glazed window.

## **En-Suite Shower Room** 6' 8" x 6' 9" (2.04m x 2.07m)

Fitted with a restyled suite comprising tiled shower enclosure with drying area and mains fed shower, vanity wash basin and low level WC. Heated towel rail and exposed beams.

## **Bedroom Two** 12' 0" x 17' 2" (3.66m x 5.24m)

Another double bedroom with exposed beams, two double glazed skylights, double glazed feature circular window, inset ceiling spot lighting and radiator.

## **Bedroom Three** 9' 3" x 10' 8" (2.83m x 3.24m)

Exposed beams, inset ceiling spot lighting, radiator and double glazed skylight.

## **Family Bathroom** 6' 4" x 8' 3" (1.92m x 2.52m)

A restyled suite comprising P shaped shower bath with mains fed shower and glass shower screen, vanity wash basin and low level WC. Tiled splash backs, heated towel rail and double glazed skylight.

## **Outside Front**

The home is accessed through electric gates featuring the property name within the artwork and leads through to a long sweeping gravel driveway flanked on both sides by large lawned gardens and leading to the home and adjacent double garage. A gate to the side of the home leads into the side garden.

## **Outside Side**

The side conservatory garden has a paved patio and further lawned garden.

## **Outside Rear**

There is a walled garden which again has a patio area and mostly lawned.

## **Kitchen Garden**

To the far corner of the plot is a kitchen garden including areas to plant vegetables. There is also a greenhouse, garden shed and large container for garden storage.

## **ID Checks**

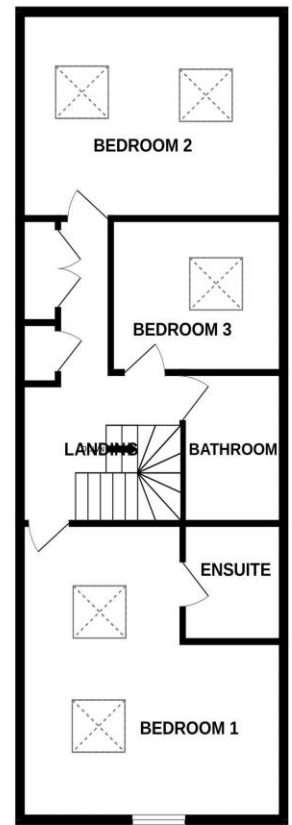
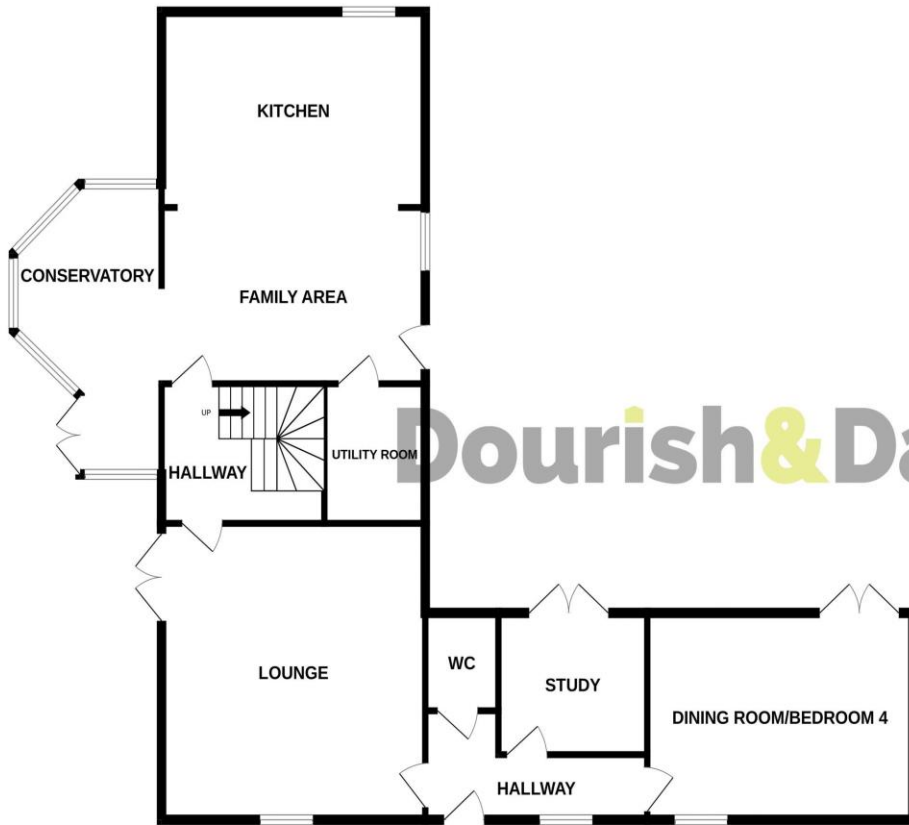
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GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower rating costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.gov.uk			

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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