



£475,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

High Heath, Hinstock Market Drayton

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Market Drayton Shropshire



We all love a stunning barn conversion, and this exceptional detached home is no exception. If you value quality over quantity, your perfect sanctuary awaits! Nestled in High Heath, on the edge of the charming village of Hinstock, this property boasts established private gardens designed for ultimate relaxation. Inside, you'll find a wealth of character and a high standard of refurbishment that's sure to impress.

Step into the welcoming entrance porch and hallway, complete with a convenient guest WC. The spacious lounge and additional family room offer versatility—ideal as a fourth bedroom if needed. But it's the stylish, fully fitted breakfast kitchen that truly steals the show, complemented by a separate utility room. Upstairs, discover three inviting bedrooms, including a master suite with an en-suite bathroom, plus a modern family bathroom. This beautiful home in a sought-after location won't last long—hurry and book your viewing today!

- Detached Barn Conversion Full Of Character
- Spacious Lounge & Additional Garden Room
- Three Bedrooms, En-Suite & Bathroom
- Stylish Kitchen & Dining Space and Separate Utility
- Landscaped Gardens & Block Paved Driveway, EV Charging Point

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Entrance Porch

Having a composite double glazed front entrance door with fixed double glazed panels to each side. Radiator, rustic brick feature wall and further composite double glazed door to the hallway.

Hallway

Engineered wooden floor which extends into the lounge, contemporary radiator and stairs to the first floor.

Guest WC

Fitted with a white suite comprising low level WC with concealed cistern behind a stone effect textured facade matching the surrounding walls. Ornate pedestal wash basin, contemporary radiator, extractor fan and double glazed window to the front with deep window sill.



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Lounge 17' 1" x 13' 10" (5.2m x 4.21m)

A lovely room which has a feature fireplace with wood burner effect electric fire, two contemporary radiators, two double glazed windows to the front and double glazed windows to each side, each with deep sills.

Kitchen & Dining Space 26' 6" x 10' 7" (8.07m x 3.23m)

A stylish and extensively fitted kitchen having a range of base and wall units with quartz worktops to three elevations, incorporating a breakfast bar area, matching upstand splashbacks with smoked glass above and inset one and a half bowl single drainer sink unit with ornate mixer tap. Fitted appliances include a five burner touch control induction hob with contemporary cooker hood over, two side by side eye level ovens, one of which is a combination microwave & oven with warming drawer below, dishwasher and wine cooler. There is also space for an American style fridge freezer. Inset ceiling spot lighting. There are two double glazed windows to the rear with deep sills and to the dining area with adjoining breakfast bar is a contemporary radiator with two further double-glazed windows to the rear with deep quartz sills. To the breakfast area is a contemporary radiator, double glazed window to the rear with deep sills and archway to the utility/rear porch.

Rear Porch & Utility 15' 8" x 3' 11" (4.78m x 1.19m)

Having base and wall units and work surface to match the kitchen, single bowl with adjacent ornate mixer tap, spaces for a washer and dryer. There is a composite double glazed door to the rear garden and tall contemporary radiator.

Family Room 13' 2" x 9' 4" (4.02m x 2.84m)

A versatile room with inset ceiling spotlighting could be a fourth bedroom / separate dining room if required.

First Floor Landing

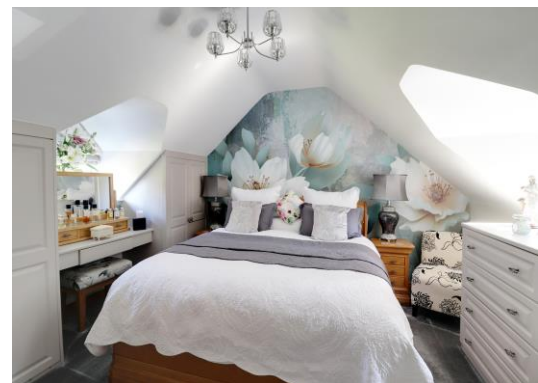
A return staircase leads to the landing area with skylight providing natural light, engineered wood floor and contemporary radiator. Matching doors off the landing to the three bedrooms and family bathroom.

Bedroom One 10' 11" x 14' 4" (3.34m x 4.36m)

Having fitted wardrobes to each side of a dressing table and additional deep wardrobe. Double glazed windows to the front and rear each with deep sills.

En-Suite Shower Room 4' 2" x 6' 5" (1.28m x 1.96m)

Fitted with a stylish white suite comprising corner shower enclosure with body jets, vanity wash basin with mixer tap and low level WC. Tiling to the walls, inset ceiling spot lighting, skylight and heated towel rail.



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Bedroom Two 10' 4" x 11' 9" (3.16m x 3.59m) (Upto Wardrobes)

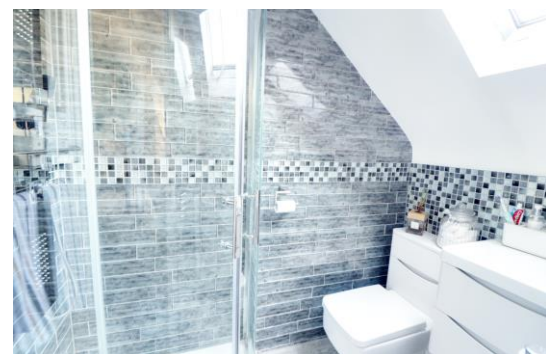
Another double room with fitted wardrobes with sliding mirror doors, engineered wood floor, contemporary radiator and double glazed window to the front with deep sill.

Bedroom Three 10' 7" x 7' 9" (3.22m x 2.37m)

Having engineered wood floor, contemporary radiator and double glazed window with deep sill to the rear.

Family Bathroom 6' 7" x 6' 5" (2.01m x 1.96m)

Fitted with a stylish white suite comprising low level WC with concealed cistern, vanity wash basin and panel bath with mixer tap and a hand held shower hose. Part tiling to the walls, inset ceiling spot lighting, skylight window and heated towel rail.



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Outside Front

The home is accessed from a country lane and has a tall double gated access with additional pedestrian gate which leads onto the block paved driveway providing double width parking. The front garden has been landscaped and includes a variety of established plants and trees. There is low level wall mounted lighting illuminating the front of the home, an EV charging point and the decorative shale pathway which leads to the rear garden.

Outside Rear

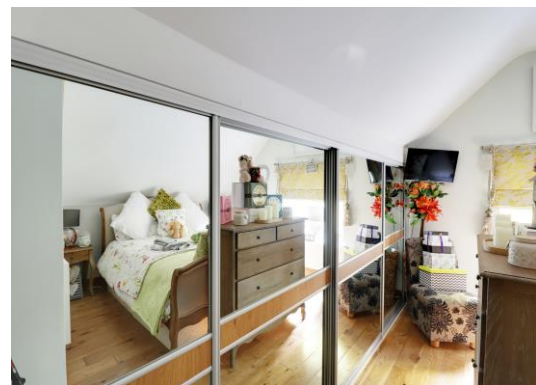
The rear garden is very private and has again been landscaped with relaxation and low maintenance in mind. Next to the home and to the bi-folding doors to the garden room is a sun terrace with adjacent ornamental pond. There is an artificial lawn which is surrounded by natural stone patio and a corner decking shaded by a gazebo.

Agents Notes

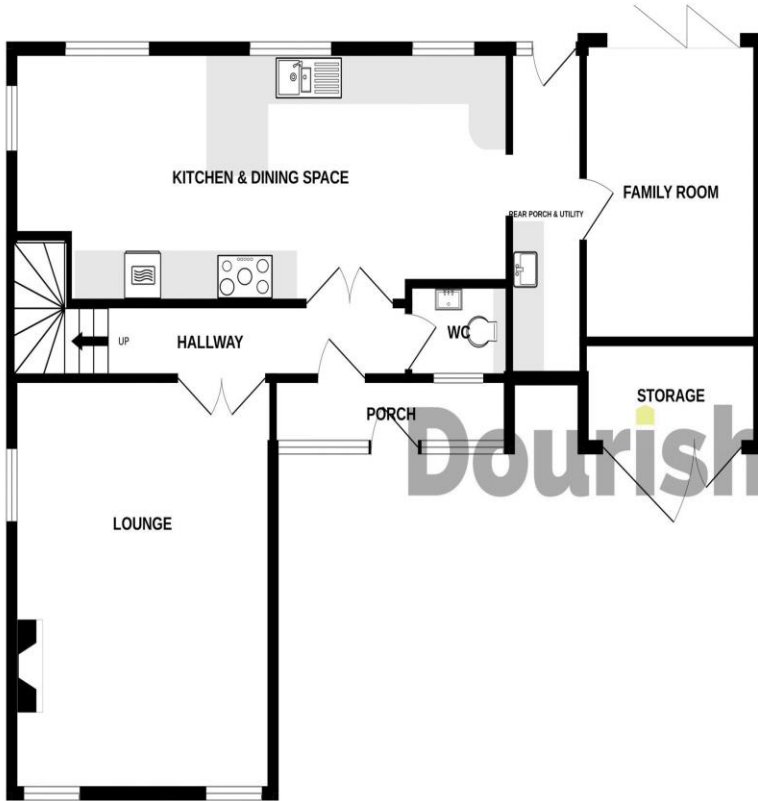
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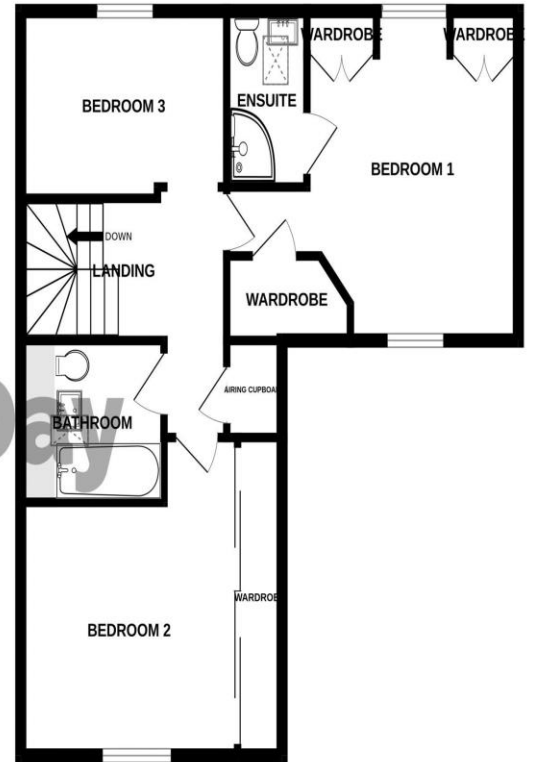
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GROUND FLOOR



1ST FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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