



Follyfoot Cottage, Hinstock

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ESTATE AGENTS

Follyfoot Cottage

Hinstock
Market Drayton
TF9 2TG

Market Drayton 6 miles | Newport 5.5 miles
M54 (J4) 14 miles | Stafford 17 miles

A charming two bedroom property with adjacent self-contained cottage ideal for use as an annexe or as a holiday let, impressive stable block and pasture land

- Sitting room, dining room, conservatory
- L-shaped kitchen with utility room and WC
- Two bedrooms, dressing room, large bathroom
- Detached, self-contained annexe with disabled access; open plan living space including kitchen, bedroom and wet room
- Stabling, storage barn. PP for log cabin
- Paddocks. 5.53 Acres in All



Situated in the heart of the beautiful North Shropshire countryside, the village of Hinstock benefits from a range of facilities including village shop with post office, pub and thriving primary school as well as sports clubs including tennis, football and cricket.

More extensive amenities, including supermarkets, **doctors' surgeries and leisure facilities are to be found in** the nearby market town of Market Drayton.

The busy town of Newport has a generous selection of interesting, independent shops and boutiques along with coffee shops and brasseries. There is also a wealth of educational facilities in the Newport area, including **Haberdashers' Adams' Grammar, Newport Girls High School** and the award-winning Harper Adams University.

This property is exceptionally well placed for commuter routes being only 1/4 mile from the A41 which leads to the M54 motorway and on to the M6. Stafford mainline **train station is within half an hour's drive.**

For those with equestrian interests, there are a number of equestrian facilities in the vicinity and a plethora of quiet country lanes and bridlepaths for peaceful riding.

Folly Foot Cottage is an attractive, extended Victorian property which was completely renovated approximately eight years ago. Immense care has been taken to ensure that the house has retained the period features so typical of the era with feature fireplaces to both reception rooms, parquet floors and exposed beams. The external decorative brickwork is characteristic of the village.



Self-contained annexe

To the front of the house are two well-proportioned reception rooms, both with open fireplaces ideal for housing log burning stoves. To the rear of the house is the spacious and well-equipped kitchen which offers a breakfast bar seating area and beyond this is a utility room and downstairs WC. Accessed from the kitchen is the conservatory which enjoys a lovely view over the garden and is well placed to watch over the stables. To the first floor are two bedrooms, the master having a dressing room and a luxurious family bathroom with roll-top bath and separate shower.

Across the yard is a single storey part-sandstone barn. Originally a cattle barn, this was carefully converted four years ago and now provides self-contained accommodation with open-plan kitchen/sitting room with exposed-beam ceiling, wet room and double bedroom with patio doors to a small seating area overlooking the

paddock. This charming cottage offers ideal living space for extended family or staff accommodation and has the added benefit of being specifically designed for disabled access. Equally it could be rented out and the current owner has an established holiday-let business in place.

To the rear of the house is a bespoke stable block. Built in 2011, it provides either four stables and a tack room or five stables, depending on individual preference, with a hay and storage barn located to the rear. A secondary road access allows a separate access to the side of the stable yard ensuring that lorries and trailers are parked away from the house and there is a further access to the far side of the field. The land, which is found to both sides and rear of the property, is flat and extremely well-draining making it ideal for all types of livestock, but particularly horses and there is ample room to develop a schooling area, subject to any necessary planning consent.



Footpath

Please note that a public footpath runs around the boundary of the land.

Services

Mains electric is connected. Propane gas-fired central heating system. Drainage is to a private septic tank (each property having a private tank). Water is from a private borehole supply. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural who can be contacted on 01630 692500 or info@barbers-rural.co.uk.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Directions

From Market Drayton follow the A529 south for approximately 5.0 miles to the village of Hinstock. At the first mini-roundabout continue through the village, past the school and bear left in front of the church. Take the second right into Marsh Lane and the property will be found on the left hand side identified by our For Sale board. 8852 19.11.19

Development and Clawback

The property is sold subject to a current promotion agreement on the land which we understand can be assigned to a new buyer. The Promoter may also be open to agreeing to surrender the agreement subject to negotiation.

In the event of planning permission being granted for any form of residential use on the land within 30 years of completion of the sale, the current vendors or their heirs will be entitled to a 30% share of the increase in value. Further information can be gained via the Agents.

Barbers Rural Consultancy LLP

Smithfield House, Smithfield Road
Market Drayton, Shropshire, TF9 1EW



01630 692500



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"Consumer Protection Regulations"

For clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

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