



Ilona, Station Road, Hodnet

**bR** **barbers**RURAL  
ESTATE AGENTS



# Ilona

Station Road, Hodnet  
Shropshire

Market Drayton 8 miles | Shrewsbury 14 miles  
Telford 15 miles | M54 (J6) 13 miles

A spacious four bedroom dormer bungalow with huge potential for modernisation and improvement on the outskirts of the popular village of Hodnet

- Kitchen, dining room, utility
- Sitting room with open views to front
- Two ground floor bedrooms, bathroom
- Two first floor bedrooms, shower room
- Integral garage, off road parking
- Attractive gardens to front and rear



The property is found to the outskirts of the charming village of Hodnet which is believed to have been occupied in some form since AD43.

The village has a number of bespoke shops including village shop, post office, florist, garage and pub as well as a primary school with a nursery for the under fives **attached, a recreation/children's park, doctors' surgery** and Church. In addition the village is home to the impressive Hodnet Hall, a fine example of a neo-Elizabethan style property with outstanding gardens.

A greater variety of amenities can be found in local market towns and larger conurbations within a 20 minute drive. The area is extremely well served with both private and state primary and secondary schools

and Harper Adams University is a short distance away.

Ilona is situated close to the former Market Drayton to Wellington railway line which has been decommissioned since 1967 and is now a haven for wildlife, flora and fauna.

Built in 1973 the bungalow was altered in the mid **1980's to provide first floor living space but would** now benefit from a scheme of modernisation and improvement throughout to update the fixtures and fittings to modern standards. There is also the potential for alteration of the loft and garage space to provide further living space, subject to planning consent.



The front door leads to a large L-shaped hallway. This gives access to the sitting room, dining room and ground floor bedrooms. The substantial sitting room has a large picture window from which there is an open outlook over the front garden to farmland beyond. A further door leads to the kitchen which has a range of fitted units with space for slot in cooker, beyond this is a utility room with space for appliances and a door to the rear garden. An arch way leads from the kitchen to the separate dining room and these two rooms would lend themselves ideally to being combined to create one large open plan kitchen diner with double doors to the patio area.

At the other end of the ground floor are two double bedrooms and a bathroom. Further living space is found

on the first floor where there are two further bedrooms and a shower room. There is additional loft space which has not yet been converted and therefore there is potential for further bedroom space subject to the necessary planning consents. The property also benefits from an integral garage with door leading in to the main body of the bungalow.

A small lawned area is found to the front of the property together with off road parking. However the majority of the garden is found to the rear. A substantial lawned area is interspersed with flower beds and borders which are host to an interesting range of trees and shrubs as well as a vegetable area with raspberry canes. In addition there is a greenhouse and garden shed.







### 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.

### Services

Mains electric and water are connected. Oil fired central heating system. Drainage is to a private drainage system. 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.

### Tenure

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

### Local Authority

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

### Directions

From Shrewsbury follow the A53 north to Hodnet. At the Espley roundabout turn left towards Hodnet. At the mini roundabout turn right on to Station Road. Take the first right turn and Ilona will be found immediately on the left hand side.

10529 27.02.2020

**"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. B968 Printed by Ravensworth 01670 713330

Barbers Rural Consultancy LLP

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

01630 692500



rightmove



land & property specialists



bR

barbersRURAL  
ESTATE AGENTS