



6 Betton, Betton, Market Drayton

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rural surveyors & property agents

## 6 Betton

Betton  
Market Drayton  
TF9 4AB

Market Drayton 2.5 miles | Norton-in-Hales 2 miles  
Woore 11 miles | Newcastle-under-Lyme 15 miles  
M6 (J15) 13 miles | Stafford station 20 miles

An immaculate, carefully extended four bedroom semi-detached house with versatile living space on a quiet country lane with views over open farmland.

- Large kitchen/diner with conservatory off
- Two reception rooms, one with log-burner
- Stunning master bedroom and en-suite
- Three further generous bedrooms
- Two patio areas and lawned garden
- Far-reaching views from all bedrooms



6 Betton is a deceptively spacious four-bedroom semi-detached property on a quiet country lane in the charming hamlet of Betton just two miles equidistant between Market Drayton and Norton-in-Hales. With historic links to Norton-in-Hales, Betton remains in the same parish and boasts some impressive country houses.

The attractive and much sought-after village of Norton-in-Hales was winner of the gold medal in the 2019 Britain in Bloom competition and is well known for its strong sense of village community centred around an excellent pub, thriving primary school and stunning Grade II\* listed church.

Market Drayton has a wide range of amenities including schools, shops, supermarket, leisure facilities **and doctors' surgery.**

Within a 20-mile radius are Nantwich, Shrewsbury and Newcastle-under-Lyme, all of which offer a wider range of services. The area is well served by private and state primary and secondary schools and the property is well placed for commuters with excellent **road and rail links and airports within 1.5 hours' drive.**

This stunning area of North Shropshire is particularly popular with walkers, cyclists and equestrians who all enjoy combining the benefits of rural living with the convenience of nearby facilities.



Approached over a tarmacked driveway adjacent to a useful wooden garage, 6 Betton has a comfortable and homely feel as soon as you enter. The property combines the traditional feel of a cosy cottage with versatile open-plan living space perfect for family life.

From the entrance hall there is access to a charming sitting room complete with wood-burning stove, the family room enhanced by an open fire, the downstairs WC and separate study. The kitchen/dining area is **undoubtedly one of the jewels in 6 Betton's crown** being spacious and well-planned. A large cooking range is centre stage opposite a substantial island/breakfast bar and there is ample room for dining table and comfy sofas all of which provide wonderful family space. The kitchen/diner is the hub of the house providing access to the conservatory, utility, garden and dining patio.

To the first floor is a stunning master suite which is the **second jewel in 6 Betton's crown with built-in wardrobes, large dressing area and generous en-suite shower.** The further three double bedrooms are generously proportioned and all the first floor rooms enjoy far-reaching views over open farmland. The family bathroom is complete with bath with shower over, Jack & Jill sinks, WC and bidet.

The conservatory leads to an enclosed lawned garden with shrub border and laurel hedge and a traditional brick-built outhouse. From both the kitchen and the family room there is access to a private courtyard, perfect for relaxing or outdoor dining and enjoying the open aspect over open farmland.

A virtual viewing of 6 Betton property is available to potential buyers.



## Services

Mains electric and water are connected. Oil fired central heating system. Drainage is to a private septic tank which is located on the property.

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.

## 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.

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## Barbers Rural Consultancy LLP

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

01630 692500

www.barbers-rural.co.uk



“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



## Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk. Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines. A virtual viewing is available for this property.

## Directions

From Market Drayton follow the A53 north taking the first left signposted for Betton and Norton-in-Hales. Stay on this road and at the next junction 6 Betton will be immediately in front of you indicated by our For Sale board.

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