



Helping *you* move



Hinstock Hall Lodge, Hatton Road, TF9 2TY

A beautifully presented Duke of Sutherland-style Four Bedroom Detached House that's been stylishly updated throughout, with a large Garden, Car Port and Paddock.

Offers In Region Of
£825,000

Hinstock Hall Lodge, Hatton Road, Hinstock, Market Drayton, Shropshire, TF9 2TY

Helping *you* move

Overview

- Four Bedroom Detached Cottage on a Large Garden Plot
- Recently Updated Throughout
- Many Original Period Features
- Entrance Hall, Guest WC, Dining Room, Spacious Lounge
- Open Plan Kitchen/Dining/Family Room, Utility
- En Suite, Family Bathroom
- Large Mature Garden, Car Port
- Large Shed, Paddock
- Council Tax Band – F
- Energy Rating- E



Brief Description

Hinstock Manor Lodge a very special property that's been updated throughout and is set within an impressive 1.9-acre garden plot. On arrival, you'll turn in through the gates to the driveway and drive round the rose-filled turning circle to park in front of the timber car port. The traditional wooden front door opens into a welcoming Hallway, complete with a Study Area and access to the Dining Room, the Guest Cloakroom, and staircase to the first floor. You will also find a Lounge/Family Room, Large Kitchen/Breakfast Room with a range cooker, integrated dishwasher, space for a tall fridge freezer and French doors opening onto the patio and outdoor entertaining area. Off the Kitchen is the Utility Room/Boot Room. Upstairs, the Principal Bedroom Suite has a Dressing Room, fitted wardrobes, and En Suite Shower Room. Three further Double Bedrooms, each with built-in wardrobes, are served by a stylish family Bathroom. The grounds around the house extend to nearly an acre, with expansive lawns, a paved patio area, a detached Car Port with Office space, a timber Garage, and a gated 'secret' garden and extensive lawns with woodland area and an additional parcel of land measuring almost another acre.

Location

Situated in a rural location, with Hinstock being your nearest village. Hinstock is almost equidistant between the Shropshire market towns of Market Drayton and Newport - the village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club. There are school buses to the various Schools within the catchment area and Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



Your **Local** Property Experts

01630 653641



SERVICES: We are advised that mains water and electricity are available with oil fired central heating and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND.

Tel: 0345 678 9002

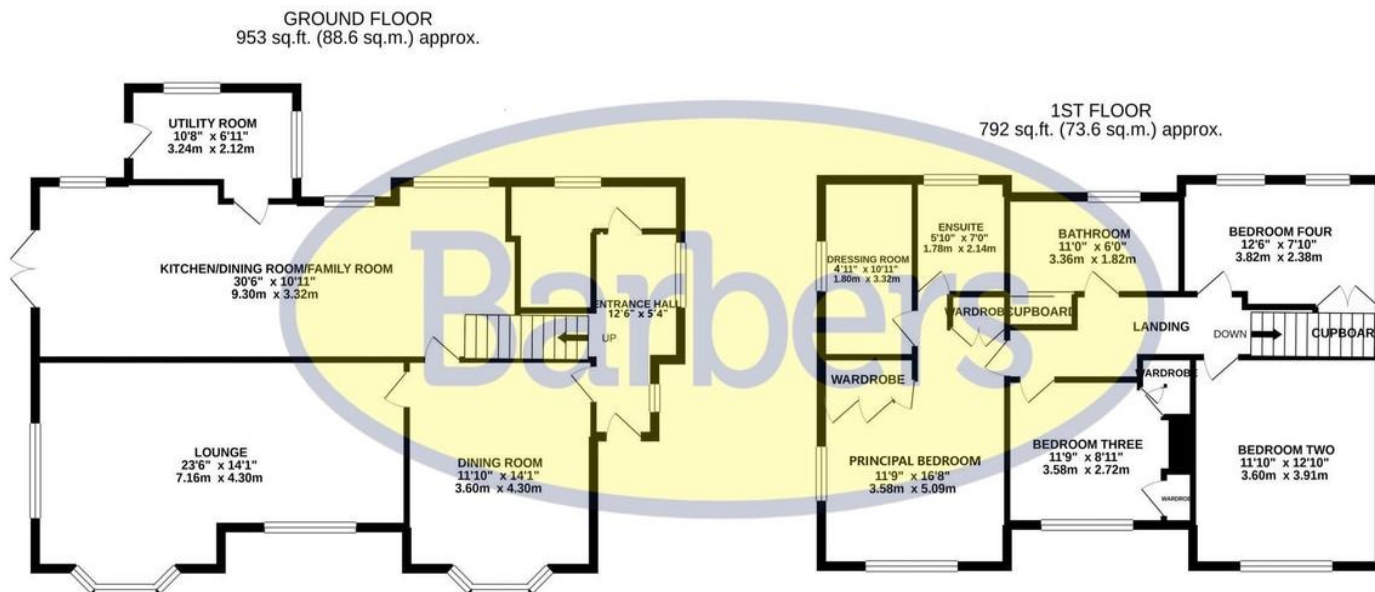
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.



DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 3.5 miles turn right on Mill Green. At the junction with the A41 turn left and after 0.5 miles turn right on Hatton Lane where, after approximately 0.3 miles, the property will be on your right.

INDEPENDENT MORTGAGE ADVICE: To be sure that you have the most up-to-date information on suitable Mortgages available to you, we can arrange for you to meet with our Independent Mortgage Advisor from the Mortgage Advice Bureau. Please call our Market Drayton office for an appointment.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.



This Floor Plan is Not to Scale
Please use as a Guideline to Layout Only

TOTAL FLOOR AREA : 1745 sq.ft. (162.1 sq.m.) approx.

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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If you are considering selling your home, please contact us today for your **No Obligation FREE Market Appraisal**. Our dedicated and friendly team will assist you 6 days a week. **Get in touch today! Tel: 01630 653641**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.