

# THE OLD MALT HOUSE

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MARSH LANE | HINSTOCK | MARKET DRAYTON



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Market Drayton 6 miles | Newport 7 miles | Whitchurch 15 miles  
Telford 17 miles | Birmingham 41 miles | London Euston 1 hour 18 minutes  
(Distances and time approximate)

The Old Malt House & The Coach House date back to the Mid-18th Century. This impressive property spanning over 5000sqft is offered with gardens and grounds extending in all to approximately 6.5 acres and is located in the charming village of Hinstock.

Spacious Detached Family Home & Annexe to Over 5,000ft<sup>2</sup>

Attractive Two Bed Annexe with Games Room Below

Range of Sandstone Outbuildings & Dovecote

Land to approx. 6.5 Acres, New Stable Block

Oil Fired Heating, Double Glazed Windows, Log Burners

Large Landscaped Gardens and Summer House

Ornamental Pond, Ample Car Parking

VIDEO TOUR



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# LOCATION & SITUATION

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The Old Malt House & The Coach House are located in the popular village of Hinstock, close to the market town of Market Drayton, the location offers a range of local amenities including a village shop with post office, primary school, village hall, and public house. Further facilities can be found in Market Drayton, which provides supermarkets, shops, cafés, and healthcare services. The area is well placed for access to Newport, Telford, and Shrewsbury.

**Road:** There is excellent access to the A41 giving access to Newport, Telford and the M54 motorway and North towards Market Drayton & Stafford on the A53.

**Rail:** Stafford Station is located 17 miles away and gives access to the West Coast Mail Line. There are other local stations located in Whitchurch and Telford.

**Air:** Located 1 ½ hours from Birmingham International, Manchester & Liverpool John Lennon Airports providing quick and easy access to all European and wider international travel.

**Schools:** There are excellent schools located in Newport and Market Drayton and a number of well known and highly regarded public schools in Shropshire & Staffordshire.

**Sporting:** A wide range of sports, leisure clubs and activities close by in Newport & Market Drayton including golf, football, cricket, bowls & tennis.



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The property dates back to the 1750's and we understand that the property had its own Kiln. It is presented to a great standard and still retains many of its original features including exposed floorboards and tiled floors. The current owners have in the past 4 years upgraded the main consumer unit, and windows, and have created a wonderful annexe that has been let out as a holiday let.



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## THE ACCOMMODATION

A reception porch opens into the dining room, complete with a feature fireplace. The spacious living room boasts a striking inglenook fireplace with log-burning stove, a front-facing window, and double doors opening onto the landscaped gardens. The ground floor also offers a charming snug with log burner, original wooden shutters, and an inset drinks cabinet with double doors. A rear hall leads to a rear porch/greenhouse and provides access down to extensive cellars, including a vaulted storage cellar and a second area housing the oil-fired boiler, water cylinders, and ample shelving.

Steps from the dining room lead to a side hall and into a cosy farmhouse-style kitchen, centred around a triple-oven oil-fired AGA dating back to 1968. The kitchen features a range of cupboards, worktops, a drainer sink unit, exposed timbers, tiled flooring, plumbing for a dishwasher, and a stable door to Marsh Lane. The original bread oven door cleverly conceals a modern microwave. Steps rise to the scullery, offering generous storage, vaulted shelving, laundry facilities, and a Belfast sink, with access to a cloakroom with W.C., wash hand basin, and updated consumer units.

Two staircases lead to the first floor, where the principal bedroom suite includes fitted wardrobes, a fireplace, and an en suite with large shower, W.C., and basin, leading through to a dressing/vanity room. There are two further double bedrooms and a spacious contemporary family bathroom with freestanding bath and separate shower.

The attached Coach House annexe (1,200 sq ft) provides open-plan living, two double bedrooms, and a shower room. Below, a 1,150 sq ft games room includes seating, a snooker room, and bar, with separate access.



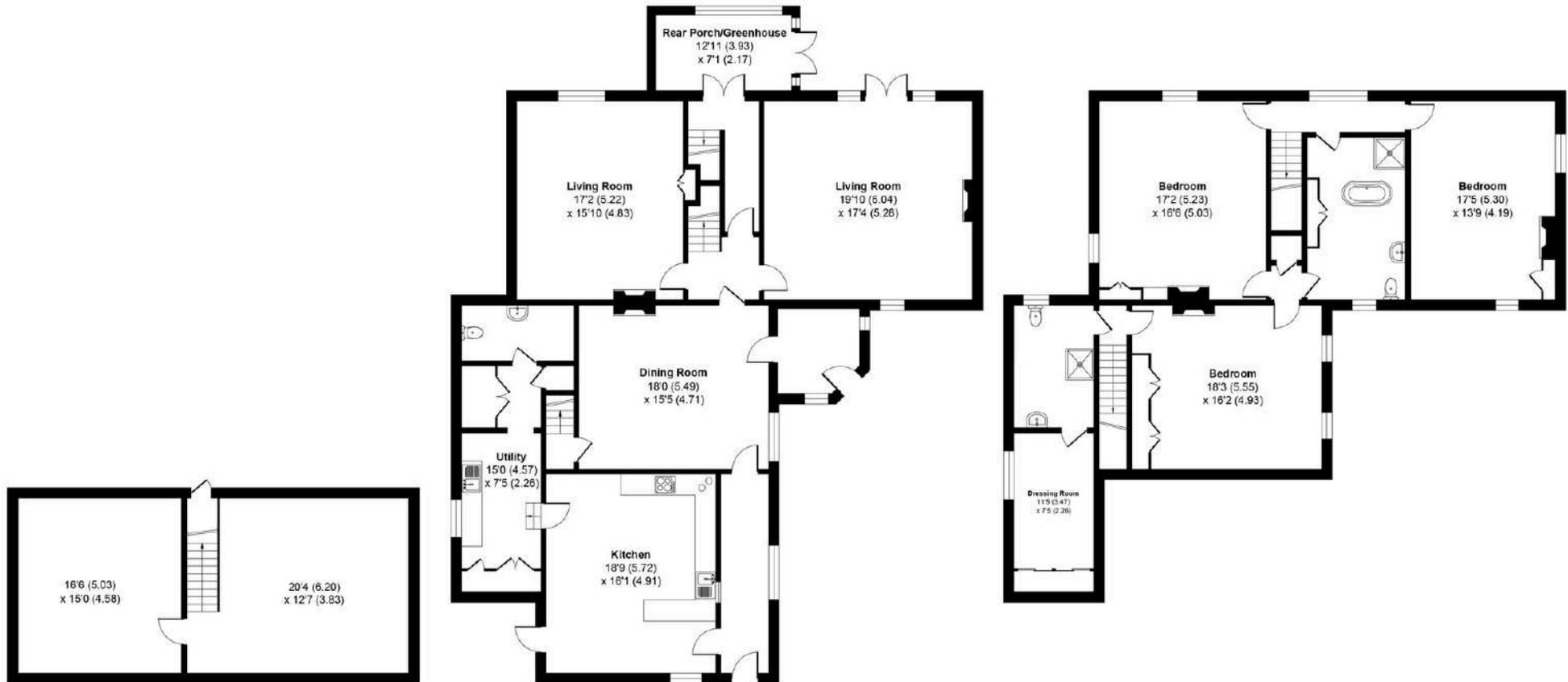


DID I JUST  
ROLL  
MY EYES  
OUT  
LOUD!





# THE OLD MALT HOUSE



**Cellar**

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

**VIDEO TOUR**



**SCAN HERE**



## The Coach House Annexe



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## GARDENS & GROUNDS

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The property enjoys extensive landscaped gardens with sweeping lawns and well-stocked flower borders filled with specimen plants, trees and shrubs. In spring, a variety of bulbs provide a welcome burst of colour. An ornamental pond with paved surround and seating area sits alongside patio spaces adjoining the house, while a timber-framed summer house at the foot of the garden features a generous deck with lovely views across the land. A substantial sandstone outbuilding offers a machinery store, workshop and separate store room. The original double-door entrance with cattle grid now serves as a car port, and a dovecote with recently repaired roof provides additional open-fronted storage beneath. Equestrian facilities include a newly built three-bay stable block with tack and hay store, and a well-fenced field.

# GENERAL REMARKS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is provided to a septic tank and there is an oil fired boiler providing heating and hot water to both properties.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ  
Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – F

## EPC

Rating – F

## DIRECTIONS

What3Words ///wiring.shifters.dolls

From Tern Hill drive South on the A41 for about 5 miles and turn left signposted for Hinstock. Follow the road into the village and go straight over at the mini roundabout. After a further 500 metres turn left by the church into Goldstone Lane and take the 1st right into Marsh Lane and the drive for the property is on the left about 50m.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

**1.** These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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