



TERN COTTAGE

KILN BANK ROAD | MARKET DRAYTON | TF9 1LB





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Whitchurch (12 miles) | Stoke-On-Trent (16 miles) | Stafford (19 miles) | Shrewsbury (20 miles) | Telford (20 miles)
(all mileages are approximate)

A SUBSTANTIAL FOUR-BEDROOM DETACHED PERIOD HOME
SET WITHIN ATTRACTIVE GARDENS

Over 2,000 sq ft of Living Accommodation
Well Presented and Flexibly Arranged
Gardens ext to approx. 0.20ac
Substantial Garage/Workshop
Elevated Position



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Viewing is strictly by appointment with the selling agents

DESCRIPTION

Tern Cottage is a generously proportioned four-bedroom detached family home which boasts an impressive level of flexibly arranged living accommodation extending to over 2,000 sq ft and comprising a selection of versatile ground floor reception rooms complemented by four comfortably sized first floor bedrooms.

The property perches in an elevated position above particularly attractive gardens which extend, in all, to around 0.20ac and which have been carefully landscaped to serve as a wonderful accompaniment to the home, whilst also featuring a large garage/workshop.

SITUATION

Tern Cottage occupies a pleasant position on the perimeter of the popular town of Market Drayton, which provides a respectable range of day-to-day amenities, including Schools, Medical Facilities, Public Houses, and Supermarket, whilst allowing for easy access to the much noted countryside which surrounds the town.

The larger centres of Shrewsbury, Telford, Stafford, and Stoke-On-Trent all lie within a comfortable commuting distance and offer a more comprehensive offering.

Rail links are available at Whitchurch, Telford, Shrewsbury, and Stafford.

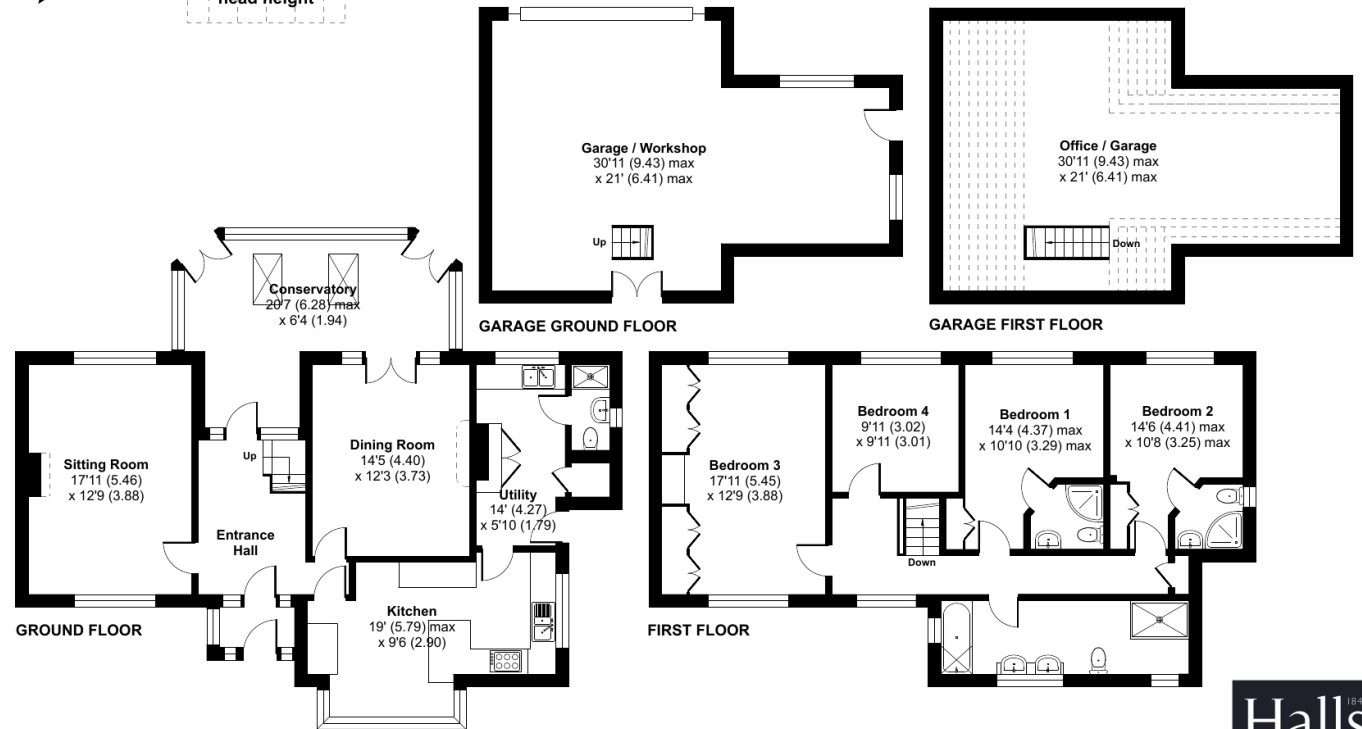
THE PROPERTY

The property is principally accessed via a recently implemented Porch, ideal for storing boots and coats, which opens into a Reception Hall with parquet flooring and stairs which rise to the first floor.

Turning left from the Reception Hall, one enters a welcoming Sitting Room with dual-aspect windows facing the front and rear, alongside ample space for seating arranged around a centrally positioned "living flame" effect fire.



Approximate Area = 2064 sq ft / 191.7 sq m
Limited Use Area(s) = 248 sq ft / 23 sq m
Garages = 820 sq ft / 76.2 sq m
Total = 3132 sq ft / 290.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1452435



The Reception Hall culminates at a door which opens into a spacious Garden Room enjoying glazing on three sides which offer elevated views across the gardens towards the town and the countryside beyond, whilst serving as a flexible space ideal for relaxing or entertaining; with double doors that segue through to a versatile Dining Room. Completing the ground floor is an attractively appointed Kitchen featuring door through to a useful Utility with inset Shower Room.

Stairs rise to a first floor landing from where doors provide access into four comfortably sized Bedrooms, conveniently arranged to meet the needs of contemporary family living. Two of the Bedrooms benefit from En-Suite Shower Rooms, with the remaining two Bedrooms served by a decidedly spacious and stylishly presented family Bathroom featuring a fitted suite which comprises a panelled bath, his & hers sinks, low-flush WC, and walk-in shower.



GARDENS

The gardens of Tern Cottage are a particularly notable feature and extend, in all, to around 0.20ac.

Immediately beyond the rear of the property and accessed directly from the Garden Room, is an elevated patio area which represents an ideal space for al fresco dining, this allowing for a seamless transition between the internal and external elements of the home.

Pathways lead down to meticulously maintained gardens which have taken inspiration from The Orient and which feature gravelled beds interspersed with mature planting and attractive floral beds; most notably, a statement water feature flows from pond to pond by way of a meandering stream which runs past a timber garden pergola.

GARAGE/WORKSHOP

The property is accessed via a driveway which rises from the road to culminate at a detached garage/workshop (approx. 820 sq ft). The ground floor offers space for vehicular and general storage, with stairs that rise to a first floor. The building offers scope for a variety of onwards usages, including a home Office, Studio, or, potentially, for conversion into an Annexe (LA consent permitting).

SCHOOLING

The property is conveniently situated for access to a number of well regarded schools, including Market Drayton Infant & Nursery, Market Drayton Junior, The Grove School, Moreton Say CofE Primary, Acorn Wood, Wrekin College, and Haberdashers' Castle House.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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, gas, electric, and drainage.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – E

W₃W

What3Words ///graph.syndicate.prompts

DIRECTIONS

From the Tern Hill roundabout proceed north along Shrewsbury Road until reaching a further roundabout, here take the second exit to remain on Shrewsbury and continue, crossing two more roundabouts, for around 1.1 miles where a right hand turn leads onto Allen Gardens. Continue on Allen Gardens for 0.3 miles until a left hand turn leads onto Summerhill Gardens. After around 0.2 miles, a left hand turn leads onto Kiln Bank Road where, shortly after the turn into Kiln Bank Crescent, the property will be situated on the left.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



