



TOTAL FLOOR AREA - 1328 sq. ft. (123.4 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.
 Made with Metreos - C32025



POUND COTTAGE

WOLLERTON | MARKET DRAYTON | SHROPSHIRE | TF9 3NB

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | 74 |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



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Nestled in the charming hamlet of Wollerton, Market Drayton, this exquisite Jacobean house offers a delightful blend of historical elegance and modern comfort. Spanning an impressive 1,328 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. There are large landscaped gardens with summer house / studio and a double garage.

Fixed Asking Price £520,000

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.



- Charming 17th Century Country Home
- Wealth of Exposed Timbers
- Located in the Hamlet of Wollerton
- Large Landscaped Gardens
- Double Garage & Drive
- Viewing Highly Recommended

LOCATION

The property is situated in the Hamlet of Wollerton. In Hodnet 1 mile away there is a local shop, public house, village school and village hall. There is also a local school bus which drops and picks up outside the house. Hodnet and Wollerton are both well known for the gardens of Hodent Hall Gardens and Wollerton Old Hall & Gardens. There is excellent road access to the A53 approx 1.5 miles away which is excellent for Shrewsbury, Telford, Newport, Whitchurch and Market Drayton.

Hawkstone Hall and Gardens and Golf Courses are also close by approx 3 miles away and there are the famous follies also located there.



BRIEF DESCRIPTION

Pound Cottage dates back to the 17th Century and is a Grade II Listed home. The property occupies a large plot of 1/2 of an acre and has landscaped cottage style gardens. The spacious accommodation measures just over 1300ft² and comprises entrance hall with door to cloaks and W.C. There is a charming sitting room with feature fireplace and log burning stove. There is also a large dining room, breakfast kitchen with feature AGA, three bedrooms and two bathrooms.

The property is timber framed and has a wealth of exposed timbers throughout and viewing is a must to appreciate the quality of the timber frame including many original carpenters marks. The property has under floor heating to the ground floor (except the hall & W.C), and central heating radiators to the 1st floor. The AGA in the kitchen runs the domestic hot water and cooking and there is second oil fired boiler that runs the under floor heating and radiators.

The property has a double garage to the rear with parking in front and storage sheds and summer house / studio to the rear.

The current owners did successfully apply for a garden room extension off the kitchen but that has since lapsed.

ACCOMMODATION COMPRISES

Front entrance door opens into the hall.

ENTRANCE HALL

Feature exposed timbers, two cloaks cupboards, and door to the W.C.

CLOAKROOM

Feature high type W.C., wash hand basin and window to the gardens.

SITTING ROOM

Feature fire place with log burning stove, wealth of exposed wall and ceiling timbers, under floor heating and windows to the rear, side and front of the property.

DINING ROOM

Feature exposed wall and ceiling timbers, under floor heating and windows to the front and back of the property.

BREAKFAST KITCHEN

Cottage style kitchen with oil fired AGA. There are wide range of base and wall mounted units, integrated dish washer and fridge, work top surfaces with an inset drainer sink unit. There is a 2 ring electric hob, space and plumbing for a washing machine, tiled floor, windows to the front & rear and stable door to the side.



1ST FLOOR LANDING

Stairs ascend from the sitting room to a half landing where there is a window to the rear and exposed timbers. There is 1 staircase up to bedroom 1 and the bathroom and an adjacent staircase to the other bedrooms.

BEDROOM ONE (REAR)

Feature exposed timbers, radiator and window to the rear.

EN SUITE

Suite comprising shower enclosure, low flush W.C., wash hand basin and door to an airing cupboard. There are exposed timbers and a skylight to the ceiling.

BEDROOM TWO (FRONT)

Feature exposed timbers, radiator and windows to the gardens.

BEDROOM THREE (SIDE)

Feature exposed timbers, radiator and window to the gardens.

FAMILY BATHROOM

Suite comprising free standing bath, wash hand basin and low flush W.C. There are windows overlooking the garden, exposed timbers and a radiator.

OUTSIDE

The property is accessed on foot through a pedestrian gate over a long winding block paved path to the front door. There is separate vehicular access to the rear leading to the double garage.

There are large landscaped gardens to the front and sides of the property laid to lawn with numerous flower borders with a wide variety of perennials, plants, trees and shrubs.

DOUBLE GARAGE

There is a block paved drive that leads to the double garage which has power and lighting.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1605 030925



DIRECTIONS

From the Tern Hill roundabout drive West on the A53 heading towards Shrewsbury. Take the 1st right signposted Hodnet and follow the road for about 1.5 miles and turn left signposted Wollerton. Follow the road passing the village hall and the road bends round to the right and Pound Cottage is located just off Mill Road. There is a small lane that goes off to the left follow that and take the 1st right.

What 3 Words: squish.comply.warping

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'F'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired Aga for the domestic hot water. There is a second externally located oil fired boiler that runs the under floor heating and other radiators. Drainage is to a shared septic tank.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.