Barbers

Helping you move









The Mill House, Wollerton, TF9 3NB

Offered with No Upward Chain is this Three Bedroom Detached Barn Conversion that's full of Character and Charm, and offers you an unusual 'upside down' layout with a spacious Lounge and Dining Kitchen to the first floor, Driveway Parking and pretty rear Garden.

Offers In Region Of

£439,000

The Mill House
Wollerton, TF9 3NB

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Overview

Three-Bedroom Detached Barn Conversion in a Village Location

- **No Upward Chain**
- Unusual 'Upside-Down' Layout
- Utility/Boot Room, central Hall, modern Bathroom
- Two Double and one Single Bedrooms to the Ground Floor
- Dining Kitchen, Lounge & Shower Room to the First Floor
- Rear Garden with Countryside views, Driveway Parking
- Council Tax Band - D, Energy Rating - D



Brief Description

Presented to an excellent standard throughout, the accommodation is set out in an unusual 'upside-down' layout, with the Bedrooms to the ground floor and the Living Accommodation to the first floor.

To the ground floor is the Utility, a spacious inner Hallway with two large store cupboards and French doors to the rear Garden, two generous Double Bedrooms, a further Single Bedroom that's currently used as a Home Office, and a modern family Bathroom. To the first floor is the open-plan Dining Kitchen with ample space for family dining, agenerous Lounge is filled with natural light and exposed beams, a separate Shower Room with WC and wash hand basin and there's additional, extensive eaves storage off the first-floor landing.

Externally, the property benefits from a good-sized south-facing garden, mainly laid to lawn with a patio seating area and designated BBQ space, and driveway parking for two vehicles.



Location

Wollerton is an attractive rural village in north Shropshire, offering a peaceful countryside setting surrounded by open farmland, green spaces and scenic walking and cycling routes. The area is well suited to those seeking a village lifestyle while remaining connected to everyday amenities.

Market Drayton is located just a short drive away and provides a range of conveniences, including supermarkets, independent shops, cafés, restaurants and essential local services. Larger towns such as Whitchurch, Shrewsbury, Newcastle-under-Lyme and Telford are all within commuting distance.

Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains electricity and water are available, with septic tank drainage and an air source heat pump. 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 Solicitor.

LOCAL AUTHORITY: Shropshire Council

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor.







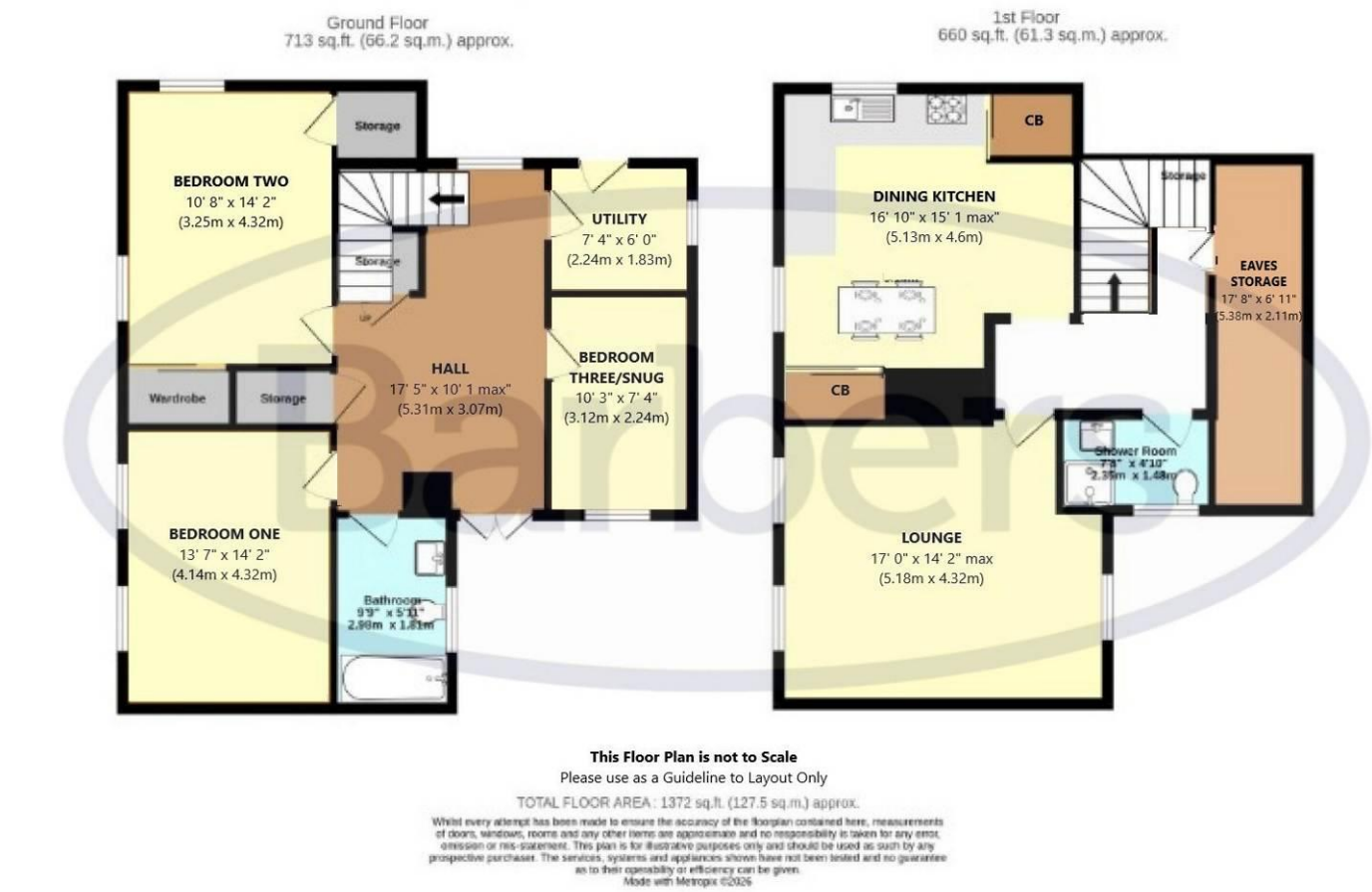




DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, going straight over the roundabout at Tern Hill and after 1.7 miles turn right on Lostford Lane, after 1.7 miles turn left on Mill Road and, just after Beech House Nursing Home, turn left down the drive where The Mill House is on your left.

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 : 1372 sq.ft. (127.5 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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Selling your home?

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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 but, please contact us before viewing the property.