

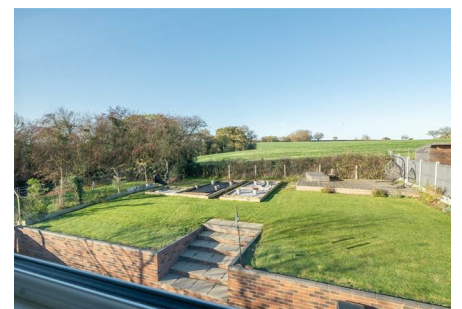


FOR SALE

Offers In Excess Of £295,000

## 8 The Drumble, Moreton Say, Market Drayton, TF9 3RT

This is a wonderful, semi detached rural home with idyllic countryside views over the adjoining land. The property can be sold with NO CHAIN for those looking for a swift transition. The property is presented to an exceptional standard and briefly comprises entrance hall, lounge / dining room with bi-fold doors and a log burner. There is a fitted kitchen, utility and cloaks with W.C. Also to the ground floor is a study / bedroom. There is a master bedroom with en-suite, second bedroom and family bathroom. The property has the benefit of large landscaped gardens at varying levels and ample parking.



Market Drayton 4 miles, Whitchurch 6 miles, Telford 19 miles and Shrewsbury 20 miles.  
(All mileages are approximate)



- Well Presented Country Home
- Wonderful Countryside Views
- Large and Well Maintained Gardens
- Ample Parking
- Paved Seating Area
- Tastefully Modern Interior

#### Location - Market Drayton

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

#### Brief Description

Halls are delighted to be instructed to sell 8 The Drumble by private treaty.

The property has wonderful views across the adjoining countryside to the front, and views from the bedrooms to the rear over the fields. The property has been improved and enhanced by the present owners and provides spacious and versatile accommodation. There is also further scope for extensions to the side and rear subject to planning.

The accommodation comprises a timber framed canopied porch, front door that opens into the reception hall which has a storeroom, cloaks cupboard and staircase. There is a lounge / diner with windows to the front with the view and bi fold doors that open onto the rear gardens. There is also a feature fireplace with log burner. There is a modern fitted kitchen with a wide range of base and wall mounted units, work top surfaces, drainer sink unit, integrated fridge freezer and an integrated dishwasher. The kitchen also has an electric oven and hob and window to the gardens. Off the hall is a spacious utility room with storage cupboards, drainer sink unit, plumbing for a washing machine and floor mounted oil-fired boiler which runs the underfloor heating to both floors. There is a study / ground floor bedroom off the utility which has a double-glazed window to the front an electric heater. Also off the utility room is a cloaks with W.C.

The stairs ascend from the hall to the first floor landing where there is a window with views over the countryside. The main bedroom runs from front to back and has excellent views. There are wardrobes and a door to the en-suite shower room which has a large walk-in shower, vanity unit with wash hand basin and W.C. There is a second bedroom with window to the rear and space for a large wardrobe. Off the landing is a modern white bathroom suite with panelled bath with electric shower over, low flush W.C and a wash hand basin.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



### Outside and Gardens

The property is accessed from the lane and up a gravelled drive to a parking area suitable for at least four cars. There are lawns to the front and space to the side of the property where there are two sheds. The gardens to the rear comprise a large gravelled and paved seating area with a pergola with retractable canopy. From the seating area there are steps that lead up to the lawns. There is also a large, decked area to the back of the garden.

### Directions

From Whitchurch drive south on the A41 for about 6 miles and just after the dual carriage way turn left signposted for Moreton Say and the property is located on the left after about 1/2 a mile.

### What 3 Words

Perky.cutback.movements

### ANTI-MONEY LAUNDERING (AML) CHECKS

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.

### Schooling

The property lies within a convenient proximity to a number of well regarded state and private schools including the Hugo Meynell C of E primary school in Loggerheads, Madeley Secondary School, Newcastle Academy, Grove School in Market Drayton. There are a number of well known independent schools in the area including Yarlet School, Lyme Brook Independent School, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

### Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1707 14112025

### Council Tax - Cheshire East

The property is in Band B on the Cheshire East Council Register.

### Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

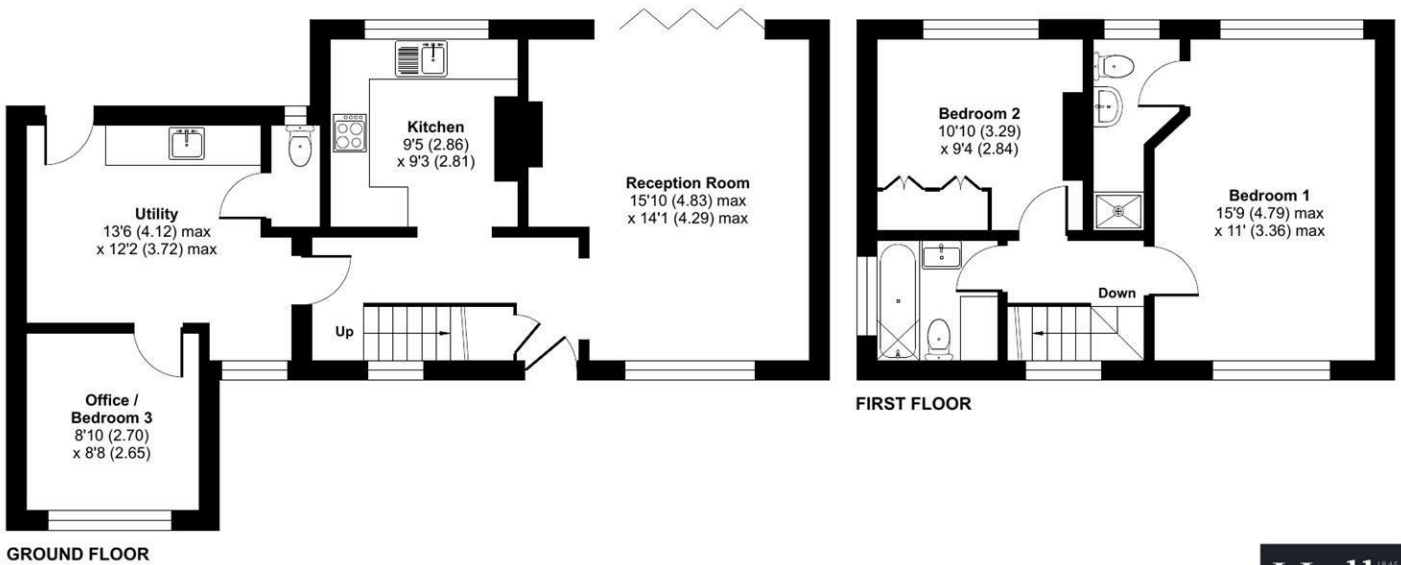
### Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

### Tenure - Freehold

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

Approximate Area = 1024 sq ft / 95.1 sq m  
For identification only - Not to scale



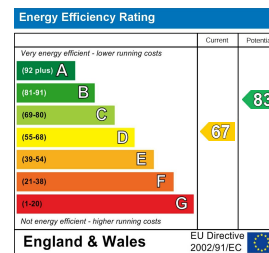
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Halls. REF: 1382179



**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. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings



01948 663230

**Whitchurch Sales**  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@hallsgb.com



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