



YEW TREE HOUSE

NORTON-IN-HALES | MARKET DRAYTON | TF9 4AP





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Market Drayton 4 miles | Newport 15 miles | Whitchurch 16 miles | Shrewsbury 24 miles
(all mileages are approximate)

A WONDERFUL FAMILY HOME BUILT IN 1896. THE PROPERTY OFFERS
SPACIOUS ACCOMMODATION TO OVER 3,000FT² AND HAS LARGE
GARDENS, AMPLE PARKING AND SPACE FOR A CARAVAN / MOTORHOME.

Period Family Home with No Upward Chain
Located in the Popular Village of Norton-In-Hales
Reception Hall, Three Reception Rooms, Cloaks
Farmhouse Style Kitchen, Utility Room,
Four Bedrooms, Two Bathrooms, Large Gardens



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Yew Tree House is a wonderful period family home which combines the character and proportions of a Victorian property with the space and versatility required for modern family living. Dating from 1896, the property occupies an enviable position within the conservation area of this particularly attractive North Shropshire village.

SITUATION

Norton-in-Hales is one of North Shropshire's most picturesque and sought-after villages, situated approximately four miles north-east of Market Drayton. The village is particularly well served by a highly regarded Church of England primary school, located on Main Road, together with a popular village pub and excellent sporting and recreational facilities including cricket, tennis, bowling and the recreation ground.

The village offers an excellent range of amenities for its size, including the popular Hind's Head, a lively village pub with a reputation for freshly prepared food, together with a primary school and a wide range of sporting and recreational facilities.

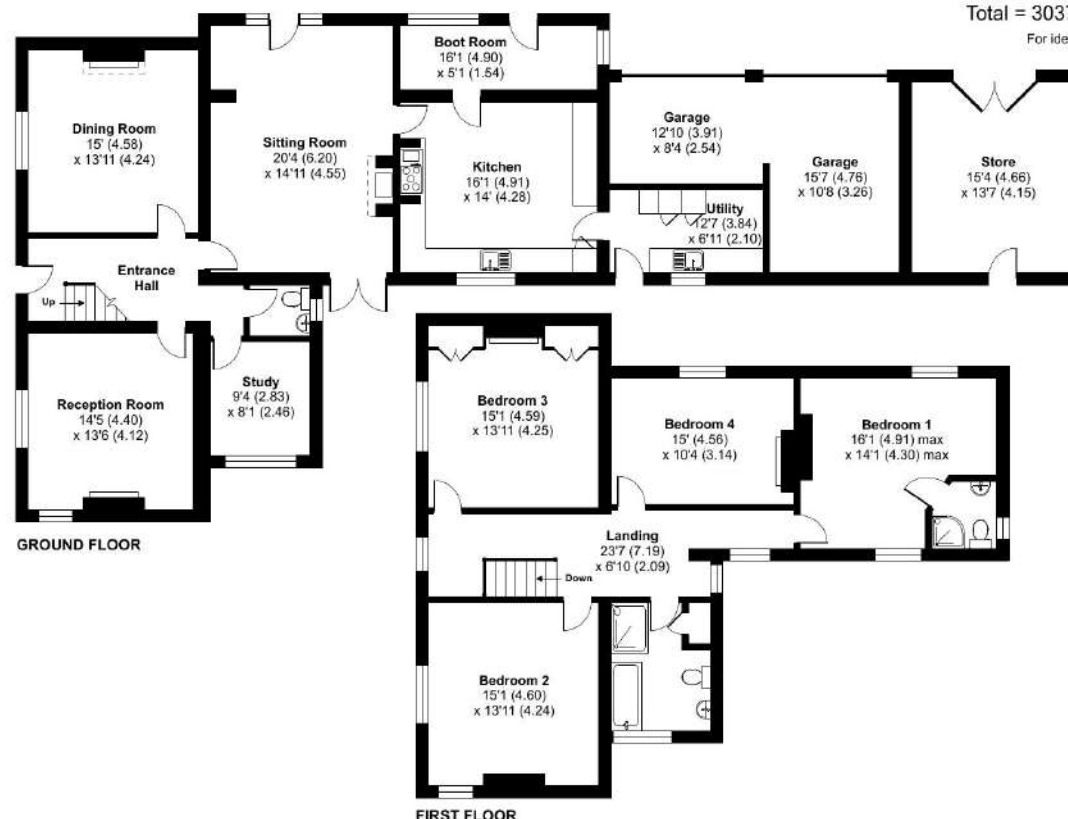
PROPERTY

The spacious accommodation extends to over 3,000 sq ft and is arranged over two floors. The property is approached via an entrance hall which provides access to the principal reception rooms, including a generous living room, separate dining room and study, together with a cloakroom with W.C. A particular feature is the large farmhouse-style breakfast kitchen, providing an excellent heart to the home and ample space for family dining and entertaining. A useful utility room and rear entrance hall/boot room provide practical everyday accommodation.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1515716

To the first floor is a large and impressive landing, enjoying lovely views towards the village cricket club and recreation ground. There are four well-proportioned double bedrooms, together with two bathrooms, providing excellent accommodation for a growing family or those requiring space for guests and home working.

Approximate Area = 2546 sq ft / 236.5 sq m
Garage = 277 sq ft / 25.7 sq m
Store = 214 sq ft / 19.9 sq m
Total = 3037 sq ft / 282.1 sq m
For identification only - Not to scale



The property is warmed by oil-fired central heating and benefits from double glazed windows, whilst retaining the charm and proportions expected of a house of this age.



GARDENS

The gardens are a particular feature of Yew Tree House. To the front and side are mature landscaped gardens, with generous areas of lawn, established flower borders and the magnificent Yew Tree which gives the property its name. A private driveway provides parking for a number of vehicles and leads to the garage, with additional space suitable for a caravan or motorhome.

The principal garden lies to the rear of the house and provides an attractive and private setting, incorporating a broad lawn, mature flower borders, flagstone paved patio and a charming summer house. Beyond this is a further substantial area of garden which leads away from the house and offers considerable versatility. This could provide an excellent children's play area, large kitchen garden, orchard or simply additional recreational space.

Importantly, this additional land may also offer potential for the construction of a separate dwelling or building plot, subject to planning permission and the necessary consents, providing an exciting opportunity for those looking for future development potential.

SCHOOLING

There is a local Church of England school in the village and there is The Grove Secondary School located in Market Drayton. There are also a wide range of private schools in Shropshire, Staffordshire and Cheshire.

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, drainage and electricity. Heating is via an oil-fired boiler.

LOCAL AUTHORITY

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

COUNCIL TAX & EPC RATING

Council Tax Band - G
Current EPC Rating - E

DIRECTIONS

What3Words ///streetcar.afternoon.fabric

From the A53 in Market Drayton follow the lane sign posted for Norton in Hales. As you enter the village follow the road through the village and the road becomes Bearstone Road and the property is located on the right-hand side just before the recreation ground.



RIGHT 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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



