



THE OLD GARDEN HOUSE

QUARRY HOUSE LANE | MARKET DRAYTON | TF9 1NF





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Market Drayton Town Centre 1/2 a mile | Newport 13 miles | Whitchurch 13 miles | Shrewsbury 20 miles | Stafford 24 miles
(all mileages are approximate)

A SPACIOUS FOUR-BEDROOM DETACHED FAMILY HOME, OCCUPYING A PRIVATE POSITION AND STANDING WITHIN AN ESTABLISHED PLOT EXTENDING TO APPROXIMATELY ½ AN ACRE.

Spacious Detached Family Home
Offers Scope for Multi-Generational Living
Opportunity for Use as a Small Care Home
Large Landscaped Gardens to 1/5 Acre
Parking for 10 + Cars, Garage, Quiet location



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The property provides over 1,750 sq ft of well-proportioned accommodation together with a substantial open attic space, offering considerable potential for further accommodation or other uses including care, subject to the necessary planning and building regulation consents.

SITUATION

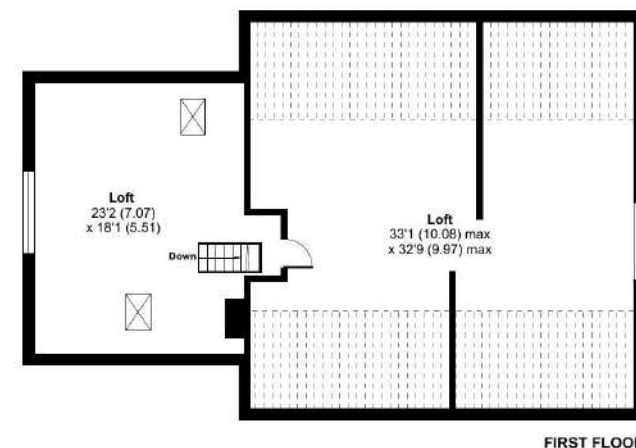
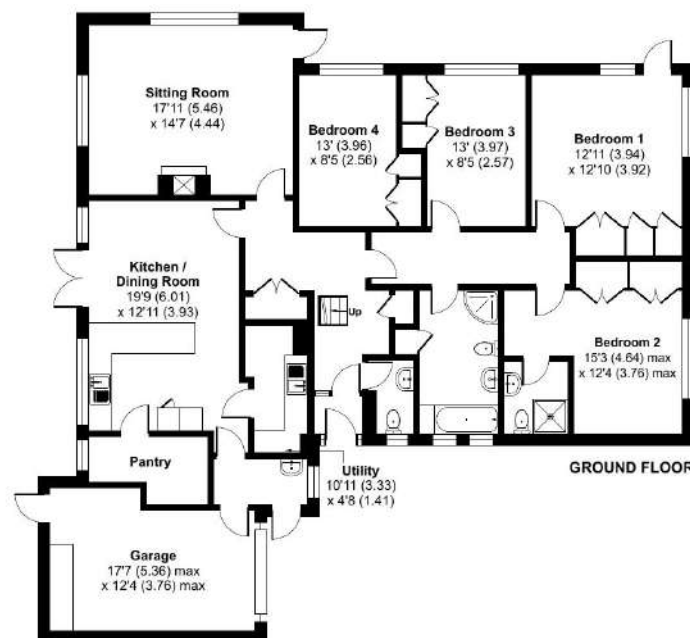
Market Drayton is a popular and historic market town situated in north Shropshire and close to the borders of Staffordshire and Cheshire. The town is renowned for its traditional character, independent shops and famous weekly market, as well as its long association with gingerbread. The town centre provides a good range of everyday amenities including supermarkets, independent shops, cafés, restaurants, public houses and recreational facilities, together with primary and secondary schooling.

The surrounding area offers attractive countryside and excellent opportunities for walking and outdoor pursuits, while Market Drayton enjoys particularly good road communications. The A53 bypasses the town, providing convenient access towards Shrewsbury and Newcastle-under-Lyme/Stoke-on-Trent, whilst the A529 provides routes towards Nantwich and the wider Cheshire area. The A41 is also readily accessible, providing links towards Whitchurch, Telford and the wider road network.

PROPERTY

A canopied entrance porch leads into a useful storm porch, which opens into the reception hall. The hall has a cloakroom with W.C., and a large airing cupboard. A loft hatch with fitted ladder provides access from the Hall to the extensive attic space. The principal Living Room is a particularly spacious reception room, featuring an attractive fireplace together with windows and doors overlooking landscaped gardens.

Denotes restricted head height



Approximate Area = 2706 sq ft / 251.4 sq m
Limited Use Area(s) = 546 sq ft / 50.7 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 3448 sq ft / 320.3 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). © richcom 2025. Produced for Halls. REF: 1529585



The Kitchen/Diner is well equipped with an extensive range of base and wall mounted cupboards, generous work surface areas, gas hob, electric double oven and integrated under-counter fridge. The dining area has double doors opening directly onto the gardens. Off the Kitchen is a large Walk-In Pantry, fitted with an abundance of shelving and providing excellent storage together with space for additional fridges and freezers. There is also a useful utility room, fitted with cupboards, sink and laundry facilities.

The Reception Hall leads through to an inner hall, from which the bedroom accommodation is accessed. There are four double bedrooms, together with a modern family bathroom and an en-suite shower room to the guest bedroom. The principal bedroom is particularly appealing, enjoying a wonderful outlook over the established gardens. The substantial attic space provides an exciting opportunity for future owners. Subject to all necessary consents, it could potentially provide additional accommodation.



OUTSIDE AND GARDENS

The generous, gravelled driveway provides parking for 10 or more vehicles and continuing to a detached single garage. The garage has direct access into the house together with a personnel door opening to the rear. The property occupies a delightful plot of approximately ½ an acre, with the gardens wrapping around the house and providing a high degree of privacy. The gardens are predominantly laid to lawn and are complemented by mature flower borders, established planting and a variety of shrubs and trees. To the rear is a particularly attractive south-facing decked terrace and covered seating area.

A substantial kitchen garden forms part of the grounds and has previously benefited from planning permission for the construction of a bungalow, offering an interesting aspect to the property for those considering future development potential, subject to the relevant planning consents and current planning policy.

The combination of the generous gardens, extensive parking, private setting and substantial accommodation makes The Old Garden House a particularly versatile family home with excellent scope for a new owner to adapt and develop the property to suit their individual requirements.

SCHOOLING

Market Drayton offers a strong range of educational facilities, with local provision including Market Drayton Infant and Nursery School, Junior School and Longlands Primary School and Nursery. The Grove School provides education for pupils aged 11 to 18, including sixth form.

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 - E
Current EPC Rating - C

DIRECTIONS

What3Words [///viewer.chops.windy](https://www.what3words.com/)
From the roundabout on the A53, take the exit onto Shrewsbury Road. Continue along Shrewsbury Road for ½ mile and, shortly after the junction with Kings Avenue, turn right into Buntingsdale Rd, Go past the church, turn left into Wordsworth Dr, then left onto Quarry House Lane. Follow for ¼ mile, where the property will be found along the lane on the left-hand side, approached via a shared access.



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. 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.



