



3 Colehurst Cottages  
Nr Market Drayton

**barbers**RURAL  
rural surveyors & property agents





### 3 Colehurst Cottages

Colehurst | Nr Market Drayton | TF9 2JB

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Market Drayton 3 miles | Newport 10 miles

Shrewsbury 19 miles | Telford 20 miles

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A PERIOD DUKE OF SUTHERLAND STYLE COTTAGE  
WITH EXCELLENT RENOVATION POTENTIAL IN A  
DELIGHTFUL RURAL LOCATION ENJOYING OPEN  
COUNTRYSIDE VIEWS

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Three-bedroom period cottage

Requiring complete renovation throughout

Attached outbuildings with conversion potential (STPP)

Driveway and gardens

Open views across surrounding fields

Sought-after rural location

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bR



### Location

Colehurst is a charming rural hamlet surrounded by rolling Shropshire countryside, offering a peaceful setting whilst remaining conveniently close to the historic market town of Market Drayton.

Renowned for its attractive countryside and network of country lanes and public footpaths, the area is ideal for those who enjoy walking, cycling and outdoor pursuits.

Market Drayton provides an excellent range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools and healthcare facilities.

The property also benefits from good road links via the A53 and A41, providing access to the county towns of Shrewsbury, Newport and Whitchurch, together with connections to the wider motorway network.

International airports can be found within approximately a 1.5 hour drive and there are mainline train stations at Stafford and Crewe, with links to Birmingham from Telford Station.

### Property

Occupying an attractive position within the peaceful hamlet of Colehurst, this three-bedroom period cottage presents an exciting opportunity to restore and enhance a character home in a sought-after rural setting.

The existing accommodation comprises an entrance porch, sitting room, kitchen, ground floor bathroom and three first-floor bedrooms. Requiring complete renovation throughout, the property offers purchasers the chance to create a home finished entirely to their own specification.

Despite requiring comprehensive renovation throughout, the cottage retains a wealth of original character features, including attractive quarry tiled floors, original fireplaces and other period features, providing an excellent foundation for sympathetic restoration.

Attached to the cottage are useful outbuildings which, subject to the necessary planning permissions and building regulations, offer excellent scope for conversion or extension, significantly increasing the property's living accommodation.

Outside, the property enjoys a driveway providing off-road parking together with gardens overlooking the surrounding countryside. Combining a delightful rural location with easy access to the amenities of nearby Market Drayton, this is an ideal opportunity for those seeking a rewarding renovation project with considerable potential.







#### Services

We are advised that mains electric, water and drainage are connected. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

#### EPC Rating

G

#### Council Tax Band

B

#### Local Authority

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

#### Tenure

We are advised that the property is freehold with vacant possession on completion.

#### Method of Sale

Private treaty

#### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

#### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

#### Location

What3words ///riders.lost.shrugging

Postcode TF9 2JB

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