



Helping *you* move



The Cottage, 2 Lockleywood, Hinstock, Shropshire, TF9 2LU

A Charming Four Bedroom Detached Cottage Set within Approx.
1.3 Acre Plot including Stunning Mature Gardens, an
Ornamental Lake & Small Paddock with Separate Access

Offers In Excess Of
£700,000

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Overview

- Charming Four-Bedroom Character Cottage
- Set within Approximately 1.3 Acres
- Impressive Lake with Island
- Beautiful Prairie Garden, Orchard & Mature Landscaping
- Separately Accessed Small Paddock
- Aviary with Adjoining Garden Room
- Garage & Workshops
- Three Reception Rooms
- Stylish Kitchen & Utility
- En-Suite, Family Bathroom & Ground Floor Shower Room
- Council Tax Band - D
- Energy Rating - E



Brief Description

The Cottage is a beautifully presented four-bedroom character home, combining a wealth of period features with comfortable and versatile living accommodation. Exposed timbers, leaded windows and traditional fireplaces create a warm cottage feel, complemented by a well-appointed kitchen and spacious orangery overlooking the grounds, a lounge, dining room, bedroom four/study, while a utility and further shower room add practicality to the ground floor. Upstairs are three bedrooms, an en-suite shower room and family bathroom. Set within approximately 1.3 acres, the exceptional grounds are a true highlight, featuring a magnificent lake with its own island, bridges and boardwalks, alongside a prairie garden, orchard and mature planting. A separately accessed paddock adds further versatility, complemented by a garage, workshop and stable, while the substantial aviary benefits from an adjoining garden room with power, light and heating, offering potential for a variety of alternative uses, subject to any necessary permissions.

Location

Situated in a semi-rural location the hamlet of Lockley Wood is between the village of Hinstock and the town of Market Drayton. Market Drayton offers a variety of amenities such as schools, specialist and high street shops, supermarkets and leisure facilities. The larger towns of Shrewsbury, Telford, Newport and Newcastle under Lyme are all within a commutable distance of Lockley Wood.



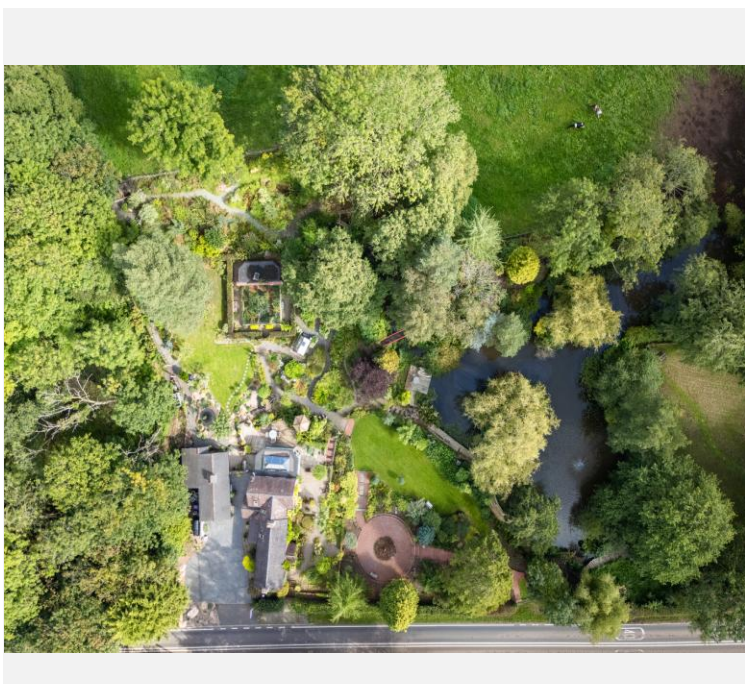
Useful Information

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 oil fired central heating and septic tank drainage.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

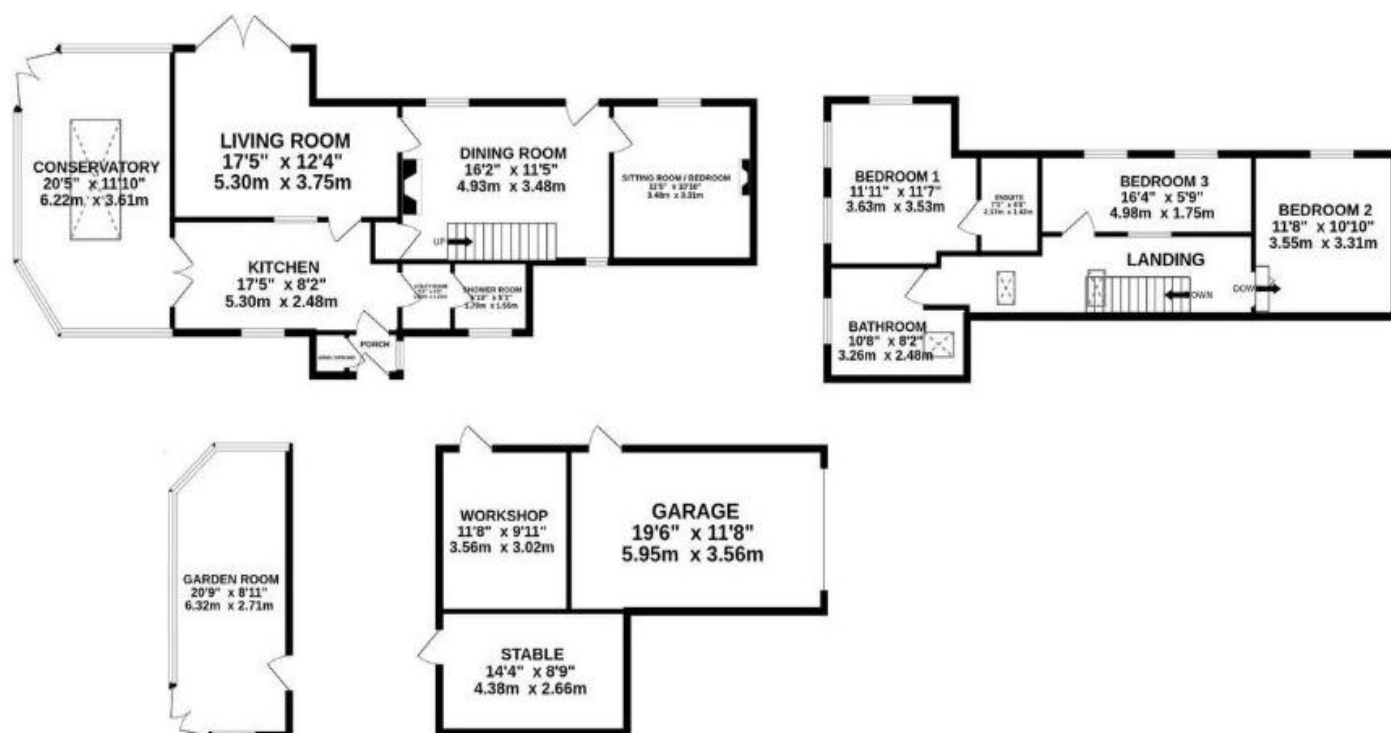
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.



DIRECTIONS: Leave Market Drayton on the A529 towards Hinstock and upon leaving the hamlet of Lockley Wood you will find the property on the left hand side which can be identified by our for sale board.

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.



BARBERS ESTATE AGENT: Tower House, Maer Lane,
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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 may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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**