

# THE OLD MALT HOUSE

---

MARSH LANE | HINSTOCK | MARKET DRAYTON



# THE OLD MALT HOUSE

MARSH LANE | HINSTOCK | MARKET DRAYTON | TF9 2TG

Market Drayton 6 miles | Newport 7 miles | Whitchurch 15 miles  
Telford 17 miles | Birmingham 41 miles | London Euston 1 hour 18 minutes  
(Distances and time approximate)

A country home of exceptional presence, The Old Malt House & The Coach House form a distinguished mid-18th century property, set within approximately 6.5 acres of Shropshire countryside.

Spacious Detached Family Home

Attractive Two Bed Annexe with Games Room Below

Range of Sandstone Outbuildings & Dovecote

Land to approx. 6.5 Acres, New Stable Block

Oil Fired Heating, Double Glazed Windows, Log Burners

Large Landscaped Gardens and Summer House

Ornamental Pond, Ample Car Parking

VIDEO TOUR



SCAN HERE



## LOCATION & SITUATION

---

Situated in the historic and highly regarded village of Hinstock, The Old Malt House enjoys access to a well-established range of local amenities including a primary school, village hall, post office, sports facilities, a community-run public house and a nearby nature reserve. Combined with excellent road and rail connectivity and proximity to highly regarded state and independent schools, the setting perfectly balances village life with wider accessibility. This is a landmark home offering heritage, lifestyle and future flexibility in equal measure.

**Road:** There is excellent access to the A41 giving access to Newport, Telford and the M54 motorway and North towards Market Drayton & Stafford on the A53.

**Rail:** Stafford Station is located 17 miles away and gives access to the West Coast Mail Line. There are other local stations located in Whitchurch and Telford.

**Air:** Located 1 ½ hours from Birmingham International, Manchester & Liverpool John Lennon Airports providing quick and easy access to all European and wider international travel.

**Schools:** There are excellent schools located in Newport and Market Drayton and a number of well known and highly regarded public schools in Shropshire & Staffordshire.

**Sporting:** A wide range of sports, leisure clubs and activities close by in Newport & Market Drayton including golf, football, cricket, bowls & tennis.



## THE OLD MALT HOUSE

---

Dating back to the 1750s, The Old Malt House is a beautifully presented period home with a fascinating heritage. The property carefully balances historic character with modern improvements. Many original features remain, including exposed floorboards and attractive tiled flooring, enhancing the home's sense of charm and authenticity. In recent years, the current owners have invested in key upgrades such as new windows, an updated consumer unit, and have also created a thoughtfully designed annexe, which has been successfully used as a holiday let.



DID I  
ROLL  
MY EY  
OUT  
LOUD



# THE OLD MALT HOUSE



## THE ACCOMMODATION

Extending to over 5,000 sq ft of beautifully presented accommodation, retaining many original features alongside a substantial annexe and extensive outbuildings, this is a house of genuine scale and versatility.

Meticulously and sympathetically enhanced by the current owners, the main house retains a wealth of original architectural detail, exposed timbers, quarry tiled floors, fireplaces and cellars, seamlessly blended with refined modern comforts. The heart of the home is a classic farmhouse kitchen centred around a traditional oil-fired AGA, complemented by a series of atmospheric

reception rooms ideal for both family life and entertaining.

Two staircases lead to the first floor. The principal bedroom is a generously proportioned suite which includes fitted wardrobes, a fireplace, and an en suite with large shower, W.C., and basin, leading through to a dressing/vanity room (which could also serve as a private study area). The first floor is further supported by two elegant bedrooms and a spacious contemporary bath and shower room.

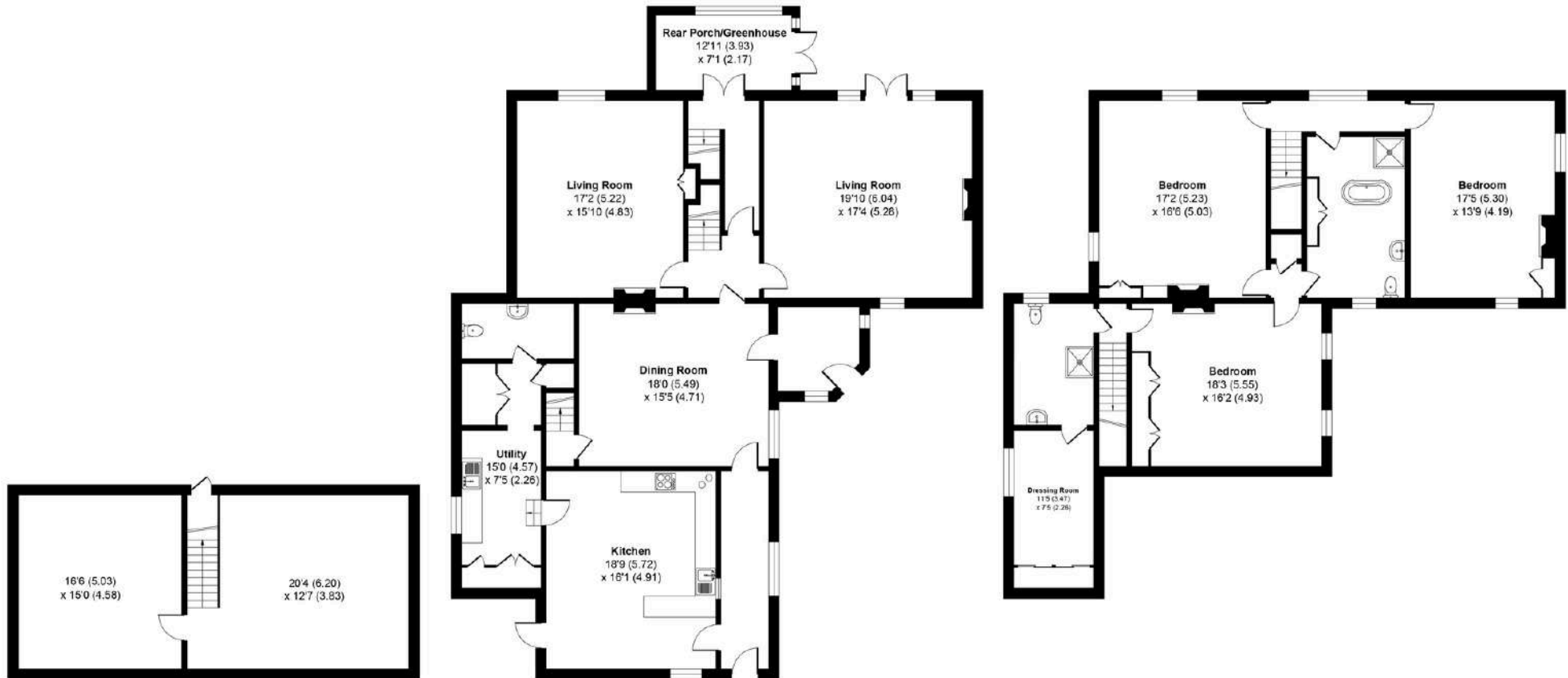
Attached to the house, The Coach House offers approximately 1,200 sq ft of high-quality, self-contained accommodation, successfully used as both a multigenerational annexe and lucrative holiday let. Beneath, a remarkable 1,150 sq ft games and leisure suite provides entertaining space of a calibre rarely found.







# THE OLD MALT HOUSE



Cellar

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

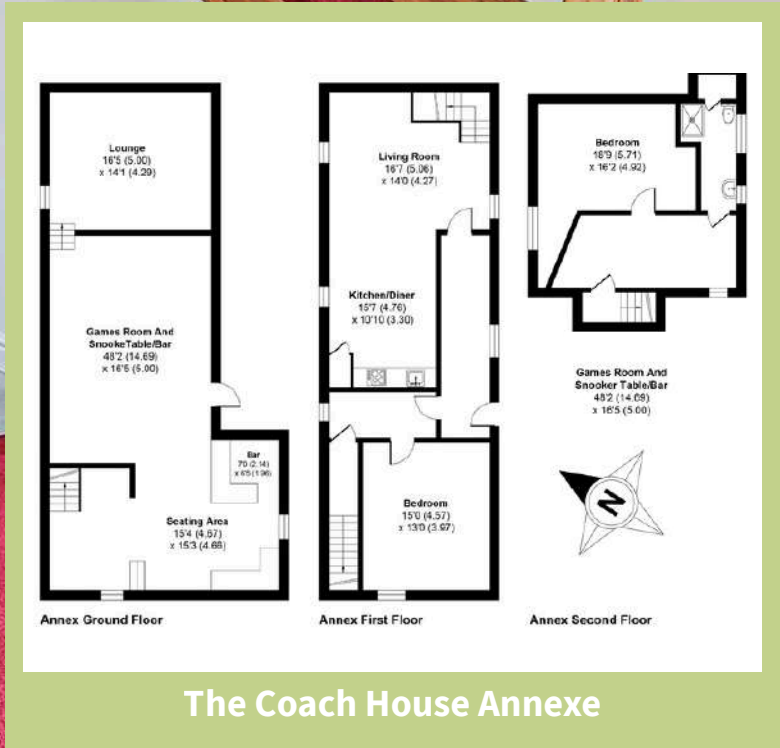
Ground Floor

First Floor

VIDEO TOUR



SCAN HERE



The Coach House Annexe

# THE OLD MALT HOUSE

---



## GARDENS & GROUNDS

---

The gardens are a particular highlight with beautifully landscaped and sweeping lawns, specimen planting, ornamental pond, summer house and far-reaching views over the land. Beyond, purpose-built stables, substantial sandstone outbuildings and nearly six acres of grazing land with natural ponds make the property ideally suited to equestrian or smallholding interests.

# GENERAL REMARKS

## 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 and electricity. Drainage is provided to a septic tank and there is an oil fired boiler providing heating and hot water to both properties.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ  
Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – F

## EPC

Rating – F

## DIRECTIONS

What3Words ///wiring.shifters.dolls

From Tern Hill drive South on the A41 for about 5 miles and turn left signposted for Hinstock. Follow the road into the village and go straight over at the mini roundabout. After a further 500 metres turn left by the church into Goldstone Lane and take the 1st right into Marsh Lane and the drive for the property is on the left about 50m.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHTS 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.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





**Halls of Whitchurch**  
8 Watergate Street | Whitchurch  
Shropshire | SY13 1DW



**Fiona MacLiam**  
07964 345982  
[fmacliam@halls.gb.com](mailto:fmacliam@halls.gb.com)