Barbers

Helping you move









Hatton Brook Barn, Hatton Road, TF9 2TU

This is a One-Bedroom Barn Conversion with Open Plan Kitchen/Living Space, Shower Room, Bedroom, new extension (for completion) set on a generous 0.32 acre plot with front Garden, Off-Road Parking, and a Paddock.

Offers In Region Of

£250,000

Hatton Brook Barn
Hatton Road, TF9 2TU

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Overview

- One-Bedroom Detached Barn Conversion
- Additional Bedroom/Living Space Extension for Completion
- Large Garden/Paddock Plot of Approximately 0.3 acres
- Open Plan Kitchen/Living Room with French Doors
- Shower Room, Double Bedroom
- Gravelled Parking Area for 2-3 Cars, Front Garden
- Enclosed Paddock, Store Shed
- Council Tax Band - A, Energy Rating - D



Brief Description

Accessed via tall wooden gates from a quiet country lane, the property enjoys a private setting with a spacious front Garden and parking for up to four vehicles. Inside, the accommodation includes a bright Open-Plan Kitchen/Living room with French doors, a Shower Room, and a Double Bedroom featuring a stunning floor-to-ceiling window. High ceilings throughout create a wonderful sense of space and light. An existing extension offers exciting potential to create an additional bedroom, reception room or home office, subject to completion.

The enclosed Paddock provides a fantastic space for small animals, recreation or family enjoyment, making this a unique property with plenty of appeal.

Location

Situated in the popular village of Hinstock - which is almost equidistant between the Shropshire market towns of Market Drayton and Newport - the village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club.

There are school buses to the various Schools within the catchment area and Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



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 services are available with electric heating and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Shropshire

TENURE: We are advised that the property is Freehold.









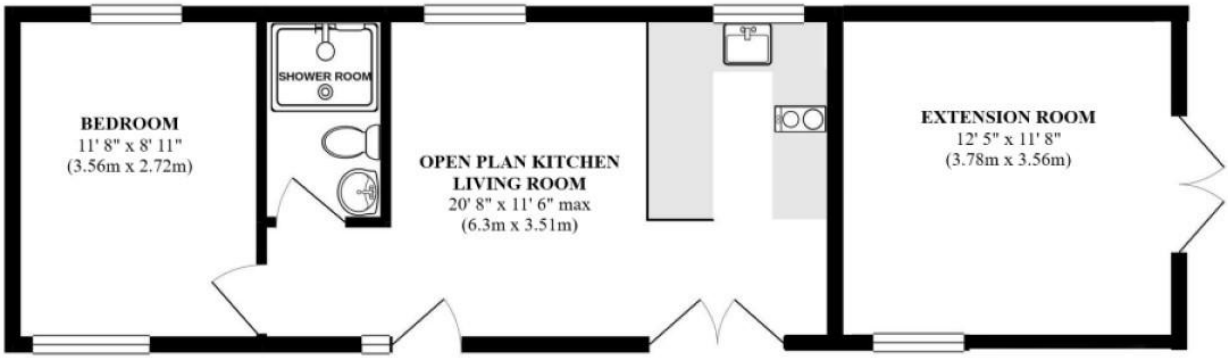


DIRECTIONS: From Market Drayton take the A529 to Hinstock and after 5.2 miles bear right on Mill Green. At the crossroads with the A41 go straight over on to Hatton Road and the property is approximately 0.2 mile on your left with tall double gates set in a mature hedgerow.

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.

GROUND FLOOR



Floor Plan
Not to Scale
Please use as a Guideline Only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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**

BARBERS ESTATE AGENT: Tower House, Maer Lane, Market Drayton, Shropshire TF9 3SH
Tel: 01630 653641
Email: marketdrayton@barbers-online.co.uk

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 illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.