



I Tag Lane Cottages
Chipnal, Nr Market Drayton

barbers**RURAL**
rural surveyors & property agents



I Tag Lane Cottages

Chipnal | Nr Market Drayton | TF9 2RF

Cheswardine 1 mile | Market Drayton 4 miles | Newport 8.5 miles

Newcastle Under Lyme 15 miles | Stafford Station 15.5 miles

Shrewsbury 21 miles | Telford 19 miles

AN ATTRACTIVE THREE BEDROOM PERIOD COTTAGE,
WITH POTENTIAL FOR IMPROVEMENT, SITUATED IN A
DELIGHTFUL RURAL LOCATION

Three-bedroom semi-detached characterful cottage

Potential for modernisation

Attached outbuildings with conversion potential (STPP)

Driveway. Extensive gardens (0.22 Acre)

Open views across fields to rear

Sought-after rural location

Option to purchase further land by separate negotiation (0.41 Ac)



bR



Location

The small hamlet of Chipnal is found not far from the lovely and popular village of Cheswardine which was referenced in the Domesday book of 1086. There is a range of facilities including public house, community shop and thriving primary school. A greater variety of amenities can be found in the local market towns of Market Drayton and Eccleshall along with the larger conurbations of Newport, Stafford, Shrewsbury, Telford and The Potteries. The area has excellent road links via the A53 and A41 to the M54 and M6 motorways and a mainline rail station is found at Stafford with a direct line to Euston in 1 hour and 15 minutes. In addition there is a bus stop on Tag Lane.

The network of quiet country lanes and footpaths that surround the cottage as well as nearby Bishops Wood offer miles of off-road walking and cycling routes.

Property

1 Tag Lane Cottages is an attractive period semi-detached cottage, dating back to 1873 and originally forming part of the extensive Cheswardine Estate. Whilst a purchaser may wish to update the décor and potentially reconfigure the layout to suit their own requirements, the property offers comfortable living space which has benefited from a number of significant improvements, including a new roof in 2019, new double-glazed windows and doors in 2020, and a new boiler in 2023.

The ground floor accommodation comprises a well-fitted galley kitchen with breakfast bar seating, a spacious sitting room featuring an attractive bay window and open fireplace, together with a modern bathroom. To the first floor are three good-sized bedrooms. To the rear, a covered area links the house to a brick outbuilding which provides useful storage and utility space. At the rear are two further stores, one of which retains an original bread oven. Whilst useful in their current form, these buildings offer excellent potential for extending the existing accommodation or adapting to provide a home office or workspace, subject to the necessary planning consents.

Outside, the property is approached over a driveway providing off-road parking and is complemented by particularly attractive and extensive gardens, which total 0.22 Acre. Predominantly laid to lawn, the gardens are interspersed with a variety of mature trees and established shrubs and fruit trees, creating a wonderfully private and secluded setting. With ample space for outdoor entertaining, gardening and simply enjoying the peaceful surroundings and views, the gardens are a highlight of the property.

Combining a delightful rural location with easy access to the amenities of nearby Market Drayton, this is an ideal opportunity for those looking to enjoy a rural lifestyle whilst being in close proximity of facilities and commuter routes.





Additional Land

There is the opportunity to buy additional land totalling 0.41 Acre adjacent to No 1 by separate negotiation. The land is in grass and would be ideal for grazing of horses, ponies or stock or simply for extension of the garden. This land will be sold subject to a development clawback; if the land is developed for any use over and above agricultural or equestrian within 25 years of completion of the sale then the sellers will be entitled to 25% of the enhanced value.

Services

We are advised that mains electric is connected. Water is from a private borehole supply from Yew Tree Farm. Drainage is to a private shared system. 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

E

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.

Location

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