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Features

- A Beautifully Presented Four-Bedroom Detached Cottage with No Upward Chain
- Full of Character with Mature, Landscaped Gardens, Double Oak-Framed Carport
- Living Room with Bi-Fold Doors to Garden, Breakfast Kitchen, Sunroom, Lounge with Multifuel Stove in an Inglenook Fireplace
- Ground Floor Principal Bedroom with En Suite

The Elms

The Elms is a charming and beautifully presented Four-Bedroom Detached Cottage, occupying an enviable edge-of-village position and offered to the market with the added benefit of No Upward Chain.

Thoughtfully updated to a high standard

throughout, this delightful home perfectly balances modern comfort with an abundance of original character and charm, creating a warm and welcoming family residence.

The accommodation begins with an inviting Entrance Hall with a solid wood floor and spiral staircase to the first floor. To your right is the Utility and to your left

a generous Living Room enjoys an abundance of natural light and benefits from air-conditioning and bi-fold doors opening directly onto the garden, seamlessly connecting indoor and outdoor living.

The cosy Lounge is a particular feature of the property, centred around an impressive inglenook fireplace housing a



multi-fuel stove, providing a wonderful focal point to this cosy room.

At the heart of the home is a well-appointed Breakfast Kitchen which is the perfect blend of old and new with original features including beams to ceiling, and a modern Kitchen area with bespoke units with quartz and oak surfaces, Neff integrated appliances and space for an American-style fridge freezer. Off the Kitchen is the Sunroom – a wonderful light space to enjoy all year round.

Completing the ground floor accommodation is the Principal Bedroom with its own En Suite Shower Room, offering flexibility for multi-generational living or those seeking single-level accommodation.

To the first floor are three further well-proportioned double bedrooms, all served by a stylish family bathroom, providing comfortable accommodation for family members and guests alike.

Externally, The Elms continues to impress with its mature, landscaped gardens which have been carefully





designed to create a private and picturesque outdoor setting. There's a good-size lawn with raised beds with water features and an ornamental pond. A double oak-framed carport and generous driveway parking provide ample space for multiple vehicles.

Combining character features, thoughtfully modernised interiors and a sought-after village-edge location, The Elms presents a rare opportunity to acquire a truly charming cottage home ready to be enjoyed from day one.

We highly recommend viewing to appreciate the warmth, character and quality this lovely cottage has to offer, so please call the team at our Market Drayton office to arrange your viewing.

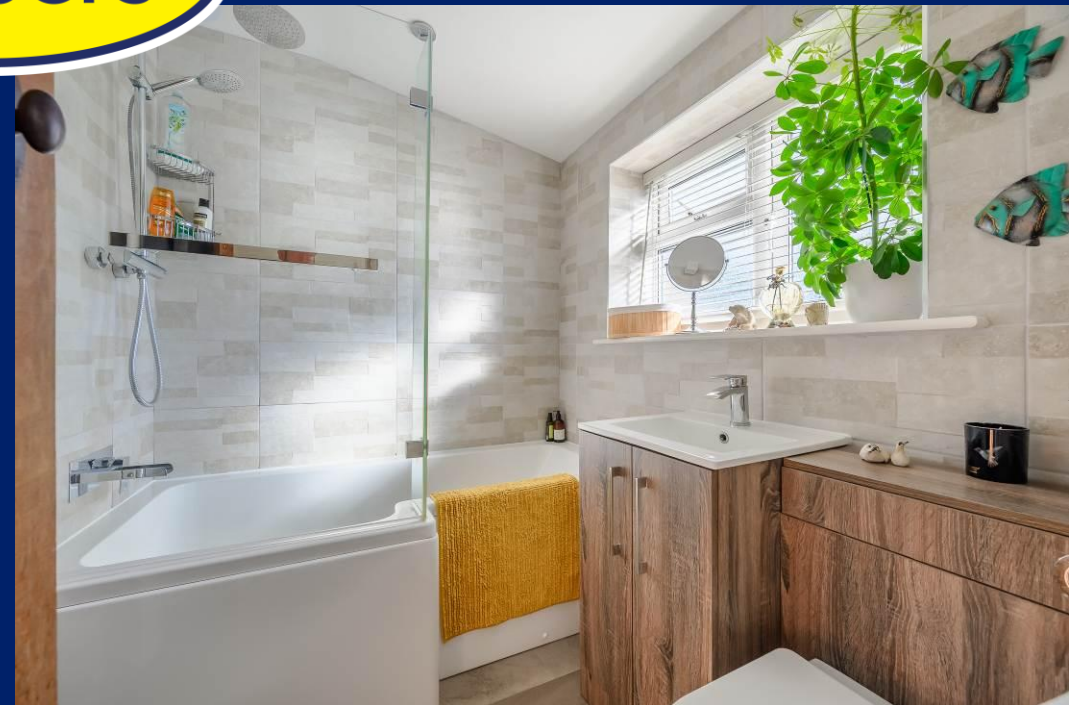
LOCATION: Wistanswick is a small village in North Shropshire, almost equi-distance from the market towns of Newport and Market Drayton. The closest Post Office is in Hinstock, and there are two well-regarded Primary Schools within a few minutes' drive.



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USEFUL INFORMATION:

TO VIEW THIS PROPERTY: By arrangement with the Agents Office at Tower House, Maer Lane, Market Drayton, TF9 3SH. T el: 01630 653641 or email: 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. 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.

For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>

COUNCIL TAX BAND: D - Shropshire Council

ENERGY RATING: - D **METHOD OF SALE:** By Private Treaty.

PHOTOGRAPHS: Photos may have been enhanced for colour and clarity using AI.

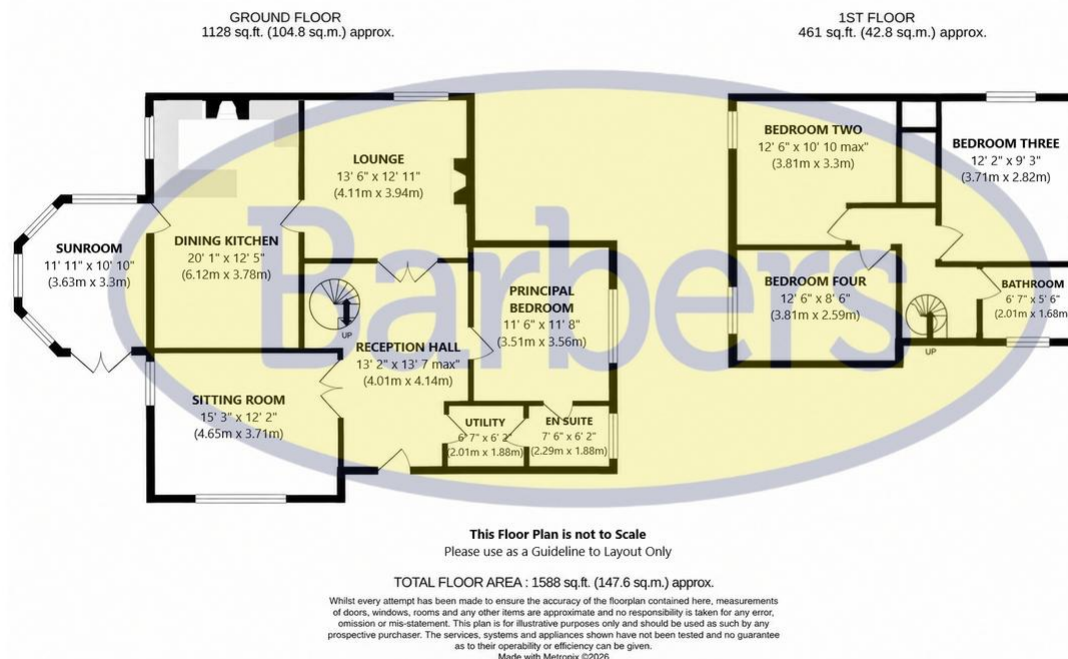
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PROPERTY VALUATION SERVICE: Our highly experienced Valuers can give you a No Obligation, Free-of-Charge Sales Valuation on your property if you're looking to sell.

RESIDENTIAL LETTING SERVICE: Our Award-Winning Lettings & Property Management Team can help if you are interested in buying this property as an investment, please contact us.

INDEPENDENT MORTGAGE ADVICE: We can arrange for you to meet with our Independent Mortgage Advisor.

IMPORTANT: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.



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