



SIX ACRES

HURST LANE | STOKE PARK | MARKET DRAYTON | TF9 2LD





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Telford 18.2 miles | Shrewsbury 19.1 miles
(all mileages are approximate)

AN ATTRACTIVE SMALL COUNTRY HOUSE OFFERING CHARACTER AND
PRIVACY WITH GENEROUS LIVING ACCOMMODATION SET WITH
EQUESTRIAN FACILITIES AND ACREAGE.

Detached family home with the flexibility of a self-contained ground floor annex

Potential for further renovation and extension of the property

Nearly 4,000 sq ft total area

Lovely gardens and grounds, nestled in an idyllic location with lovely countryside views

Paddocks, garage, steel framed outbuilding, stabling set in just over 6 acres



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///beaks.narrates.combines

From Shrewsbury head North along the A53 through Shawbury and at the Tern Hill roundabout, turn right on to the A41 signposted Wolverhampton. Continue along the A41 for around three miles you will arrive in Wistanswick. At the crossroads, turn right signposted (Wistanswick, Stoke - on - Tern, Hodnet,) continue along, take the first left into Hatton Road (not signposted,) continue for around one mile before taking the first right into Hurst Lane (not signposted) and you will locate Six Acres on the left hand side.

SITUATION

The nearby market town of Market Drayton provides a comprehensive range of day-to-day amenities, while the area is renowned for its excellent schooling, including Adams' Grammar School, Newport Girls' High School, Wrekin College and Shrewsbury School. Communications are particularly convenient, with access to the M6 motorway network and rail services from Crewe and Stafford providing direct links to London, Manchester and Birmingham.

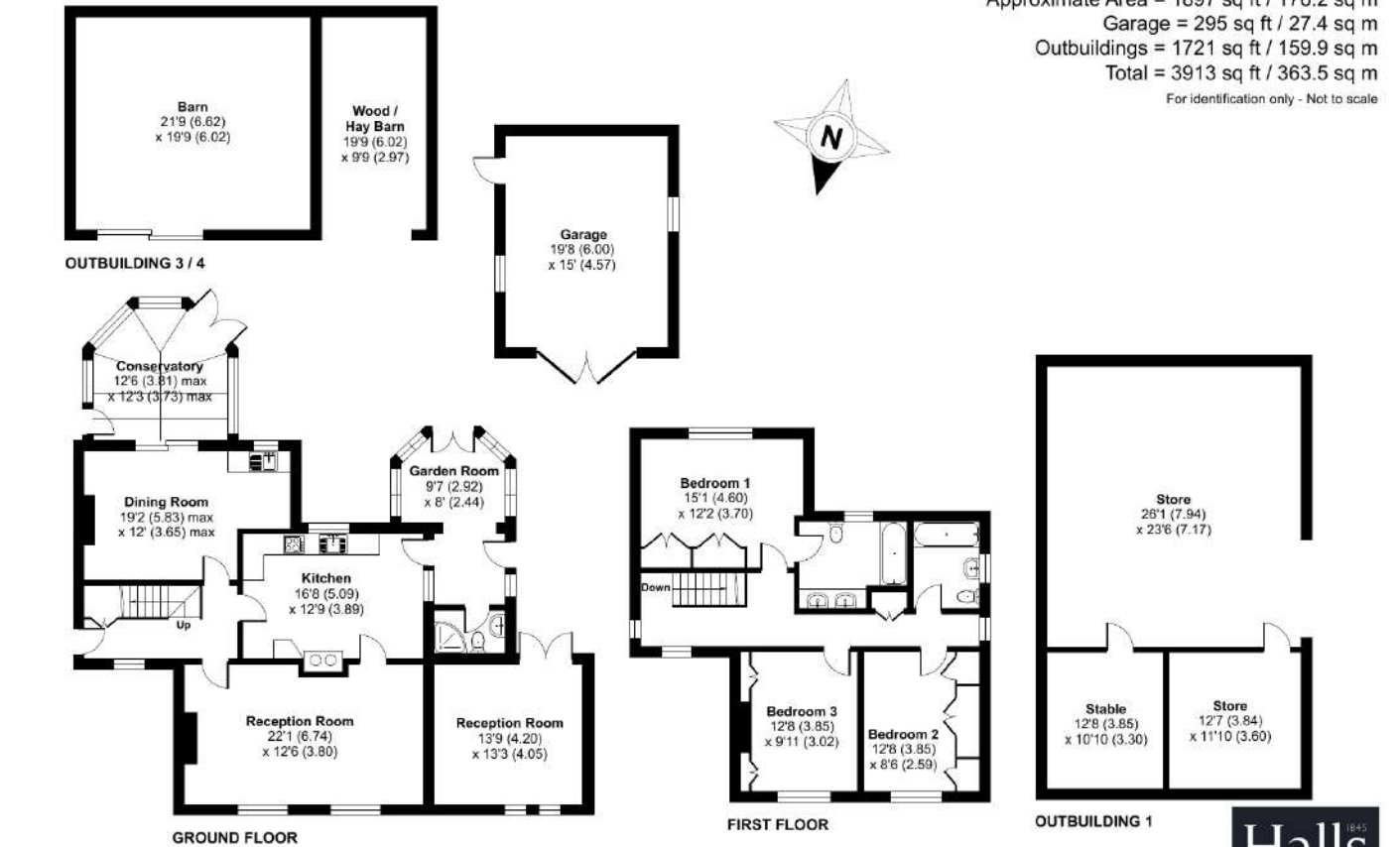
PROPERTY

Set within the glorious undulating countryside of rural Shropshire, this appealing country residence occupies a wonderfully private position amidst its own gardens, paddocks and equestrian facilities extending to just over 6 acres. Offering an enviable lifestyle opportunity, the property combines the charm of a traditional family home with excellent potential for further enhancement, all surrounded by far-reaching views across open farmland.

The house provides versatile and well-balanced accommodation extending to approximately 2,500 sq ft, with a layout ideally suited to modern family living and the flexibility for multi-generational occupation. Of particular note is the potential for the ground floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/aicom 2026. Produced for Halls. REF: 1448077



accommodation, together with the adjoining boot room and boiler room, to create a self-contained annexe or home office suite, subject to the necessary consents.

The principal reception hall leads through to a charming sitting room with exposed ceiling beams, open fireplace and adjoining kitchen area, while the generous dual-aspect living room features a striking stone fireplace with inset log-burning stove.

The farmhouse-style breakfast kitchen is fitted with a range of units and centred around a traditional solid fuel Rayburn, creating a welcoming heart to the home. Two conservatories provide delightful garden-facing reception spaces and enjoy views across the surrounding grounds.

To the first floor, a particularly spacious landing gives access to the principal bedroom suite with en suite bathroom, together with two further double



bedrooms and a family bathroom. The property has been carefully maintained over the years and offers purchasers the opportunity to modernise and tailor the interiors to their own tastes.

OUTSIDE

The grounds are a defining feature of the property. Landscaped gardens wrap around the house and include sweeping lawns, mature trees, established shrubbery and an orchard with soft fruit trees. A brook meanders along the rear boundary, crossed by a charming bridge, while expansive rural views create an exceptional sense of peace and seclusion.

The equestrian facilities are particularly impressive and well suited to private use. The land is divided into paddocks with field shelters and is complemented by a substantial block-built stable yard comprising two loose boxes beneath a covered concrete apron. In addition, there is a detached garage, log and hay stores, and a substantial steel-framed outbuilding/workshop with excellent ceiling height, ideal for a variety of agricultural, storage or hobby uses.

The property is approached via two separate driveways providing ample parking and ease of access for vehicles, trailers and equestrian transport.

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 electric. Drainage is provided to a private system. Oil fired central heating.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT 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.

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.

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



