



Helping *you* move



Bryn Cottage, Wistanswick, TF9 2BB

Set in the rural Shropshire village of Wistanswick, Bryn Cottage is a picture perfect, quintessential country cottage that oozes charm and character throughout - and offers you three Double Bedrooms, a newly updated Kitchen and driveway Parking for 3-4 vehicles.

Offers In Region Of
£475,000

Overview

- Pretty Three Bedroom Character Cottage
- Beautifully Presented Throughout
- Conservatory, Lounge with Inglenook Fireplace
- Smart New Dining Kitchen
- Three Double Bedrooms, Bathroom
- Generous Mature Gardens, Green House and Garden Sheds
- Wide Gravelled Driveway with Parking for 3-4 Cars
- Council Tax Band – E
- EPC Rating - F



Brief Description

The Conservatory/Boot Room leads through to the Hallway - and the cosy Lounge with original beams and a feature brick inglenook fireplace housing a multi-fuel cast iron stove. The Kitchen has recently been refitted with a modern Shaker-style range of units with quartz work surfaces and limestone tiled floor - so is a really warm and welcoming space with the original stove oven and Belfast sink. The Landing has a feature brick wall at the top of the stairs and access to the part boarded, fully insulated loft. There are three Double Bedrooms and the Bathroom, with a free-standing slipper bath tub.

Externally, the cottage has loads of kerb appeal and a wide gravelled driveway which would comfortably give you Parking for 3-4 cars with extensive Gardens, Green House, Out Building and Countryside Views.

Location

Wistanswick is a small village in North Shropshire, almost equi-distance from the market towns of Newport and Market Drayton. There's a local pub - The Red Lion - and each year the village hosts a popular summer fete. The closest Post Office is in Hinstock, and there are two well-regarded Primary Schools within a few minutes' drive.

Being just off the A41 Wistanswick, has easy access to many towns and cities. Telford and Shrewsbury are only half an hour drive from the village and Stoke on Trent, Birmingham and even Manchester are within a short distance for commuters.



Your Local Property Experts

01630 653641

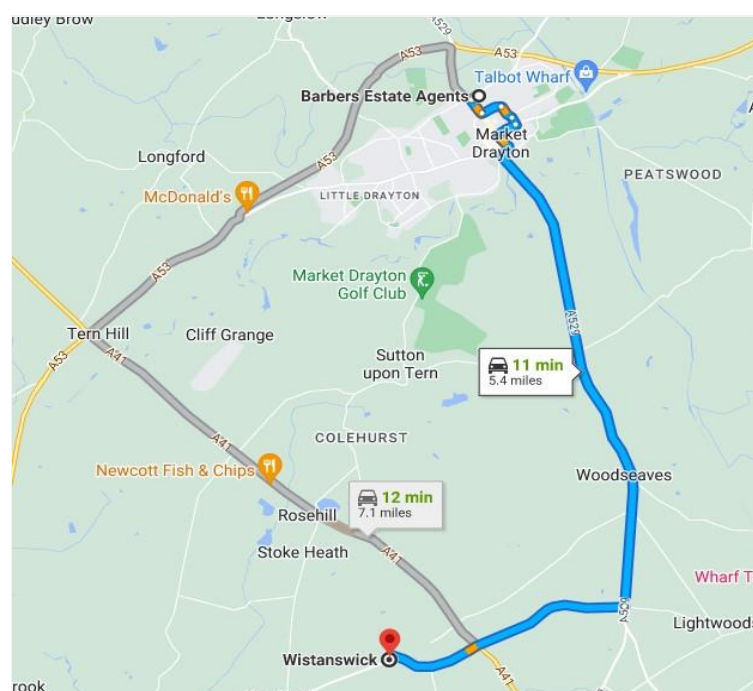


Useful Information

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 LPG Gas 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.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, Tel: 0345 678 9002



DIRECTIONS: Take the A529 Hinstock Road from Market Drayton towards Newport. After 3.4 miles turn right where you see the sign for Lockley Storage. At the crossroads with the A41 go straight across to Wistanswick, following the road into the village, bearing right and then left after the pub where the cottage is on your left.

PROPERTY INFORMATION: 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.

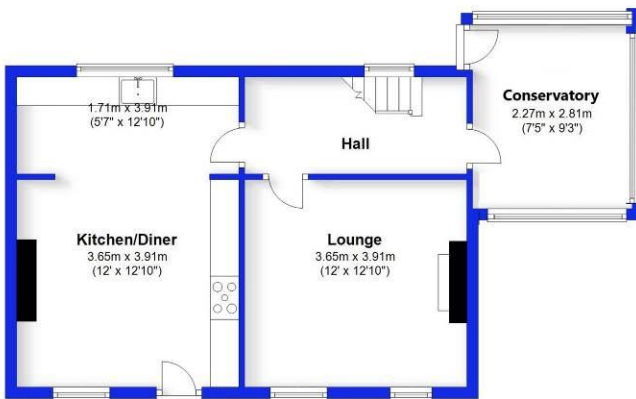
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

Bryn Cottage - Floor Plan

Not to Scale

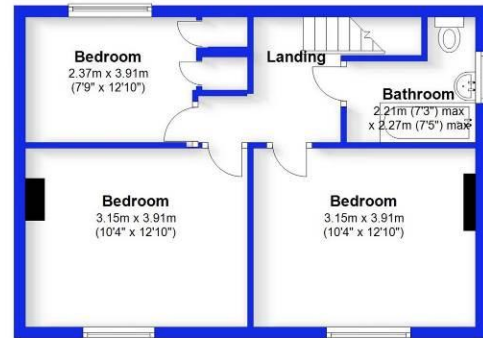
Ground Floor

Approx. 67.0 sq. metres (721.6 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 110.9 sq. metres (1193.2 sq. feet)



Selling your home?

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

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 buy, please contact us before viewing the property.

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

