



September Cottage, Marsh Lane, Hinstock

Helping *you* move



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Freehold – Offers in the Region of
£750,000



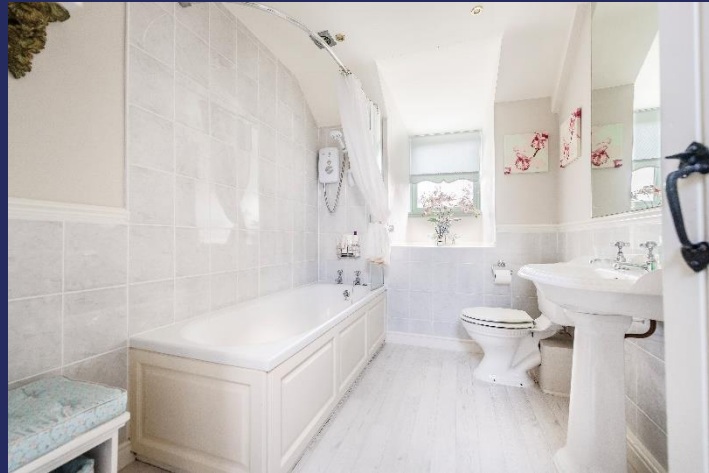
Features

- Exceptional Detached Modernised Cottage
- 4 Double Bedrooms, Main Bedroom with En-Suite
- Beautiful Character Accommodation throughout
- Bespoke Kitchen Utility and Useful Cloaks Porch
- Dining Room, Amdega Conservatory
- Large and Attractive Sitting Room
- Garden Room, Office, Nearly Half an Acre of Garden and Grounds
- 3 Further Double Bedrooms
- 1/2 Acre Plus Gardens, Double Garage
- Council Tax Band F, EPC Rating E



BRIEF DESCRIPTION

A highly desirable Detached, Extended and Modernised Country Cottage situated in a lovely plot of approximately half an acre. The property offers spacious and characterful accommodation of Feature Entrance Hall, Ground Floor W.C., Beautiful Bespoke Kitchen with useful Utility and further Porch, Excellent Adjoining Dining Room, Amdega Conservatory, Spacious Lounge, Garden Room, and Office. First Floor comprises Main Bedroom with En-Suite, 3 Further Double Bedrooms and Family Bathroom. And externally within the attractive grounds is a double detached Garage mature lawned gardens and parking for many cars.



LOCATION

Hinstock is a popular village with facilities including a post office/shop, church, pub and primary school. The property is approximately 4 miles South of Market Drayton and 7 miles North of Newport - a busy market town with a range of shops, boutiques, cafes, pubs and Victorian Indoor market.

The property is within easy reach of the A41 which gives you good road access to Telford, Stafford, Shrewsbury, Cannock and Wolverhampton. The rail connections from Stafford and Telford bring Manchester and Birmingham into commutable distance – and there's a regular non-stop service (average journey time 1 hr 19 minutes) from Stafford to London Euston.



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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From our office head north on High Street, at the mini roundabout, take the 2nd exit onto Stafford Street and go straight across at the next roundabout. At the roundabout, take the 1st exit onto Newport Bypass/A41 and continue 0.9 miles. At the roundabout, take the 2nd exit and stay on Newport Bypass/A41. Continue to follow A41 for 4.7 miles, turn right onto Marsh Lane then turn left to stay on Marsh Lane and the property will be identified by our For Sale Board.

SERVICES: We are advised that the property has oil fired central heating, septic tank drainage, mains water and electricity. 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, SY2 6ND. Tel: 0345 678 9002

EPC RATING: TBC

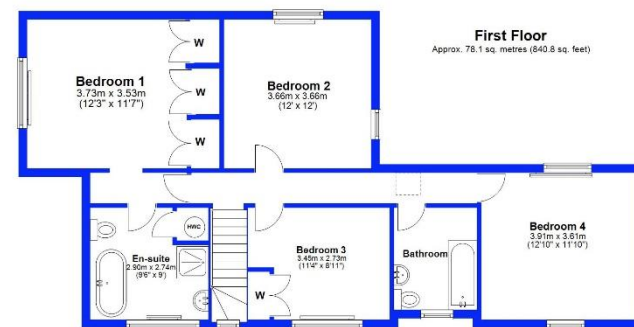
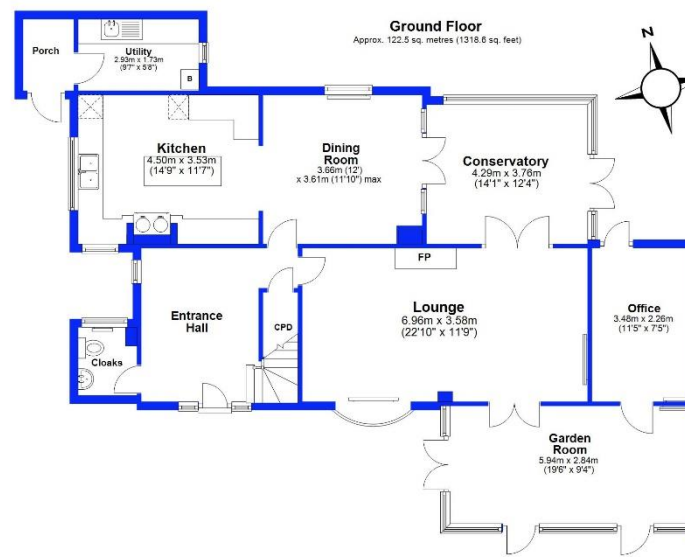
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. 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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.





Total area: approx. 200.6 sq. metres (2159.4 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

September Cottage, Marsh Lane, Hinstock, Market Drayton

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 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.



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