



Helping *you* move



## Brookend Barn, Hinstock, TF9 2TF

Brookend Barn is an impressive Four Bedroom, Three Bathroom Barn Conversion set on a lovely, large Garden plot with a brook running through and countryside views from the rear Garden.

Offers In Region Of  
**£725,000**

## Overview

- Four Bedroom Barn Conversion
- Lovely, Large Garden Plot
- Entrance Hall, Utility, Cloaks W/C
- Lounge with Log Burner and French Doors
- Impressive, High Spec Dining Kitchen
- Principal and Guest Bedrooms with En Suites
- Two Further Bedrooms, Smart Family Bathroom
- Parking for 4-5 Cars
- Council Tax Band - F
- EPC Rating - D



## Brief Description

Off the Hallway is the fully tiled Cloaks/WC, the Lounge with a newly fitted log burning stove, the impressive, high specification Dining Kitchen with French doors out to the rear Garden, and a feature tiled floor which runs through into the Utility/Boot Room. To the first floor, both the Principal and Guest Bedrooms have En Suites with double showers, Bedroom Three has a walk-in wardrobe and the new family Bathroom with double shower and corner spa bath.

The Outside Space here is very special! To the front is the lawned Garden with the brook running through it and driveway parking for 4-5 cars. The rear Garden has two paved patio entertaining areas, views out over fields and a bridge over the brook to a brick-built store, two log stores, and a large timber shed that is currently used as a Treatment Room. .

## Location

Situated in the popular village of Hinstock - which is almost equidistant between the Shropshire market towns of Market Drayton and Newport - the village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club.

There are school buses to the various Schools within the catchment area and Market Drayton and Newport both offer a more comprehensive range of shops and amenities. The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



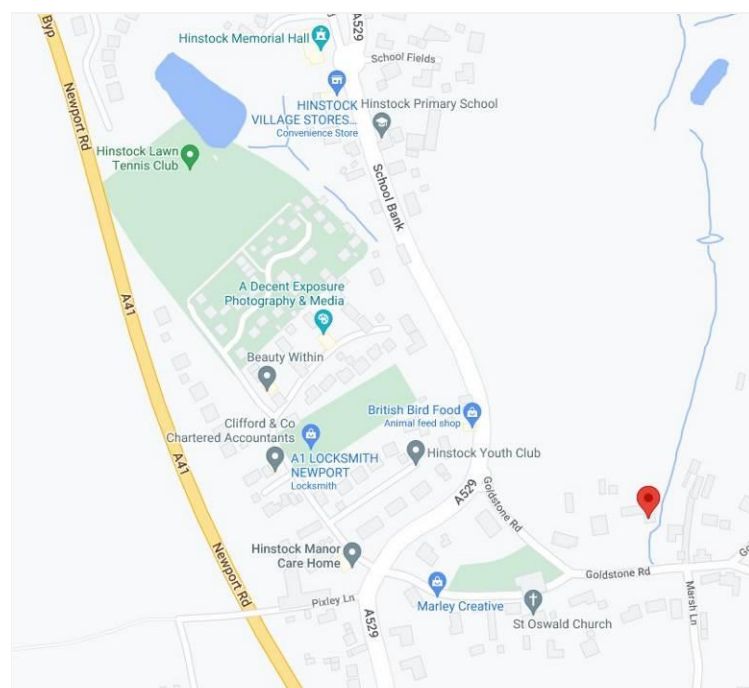
### Useful Information

**TO VIEW THIS PROPERTY:** Please contact our Market Drayton Office on 01630 653641 or email the team at: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains water, drainage and electricity are available, with oil central heating. 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, SY2 6ND. Tel: 0345 678 9002

**FOR MORE INFORMATION:** Go to: [www.barbers-online.co.uk](http://www.barbers-online.co.uk)

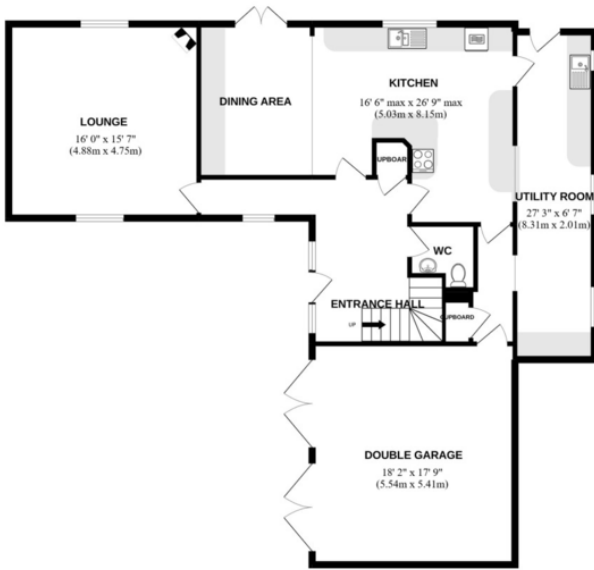


**DIRECTIONS:** From Market Drayton take the A529 Hinstock Road and stay on the A529 through the village, keeping the Post Office to your right and Primary School to your left. At the triangle, bear left on Goldstone Road, keep left and the property is approximately 500 yards on your left.

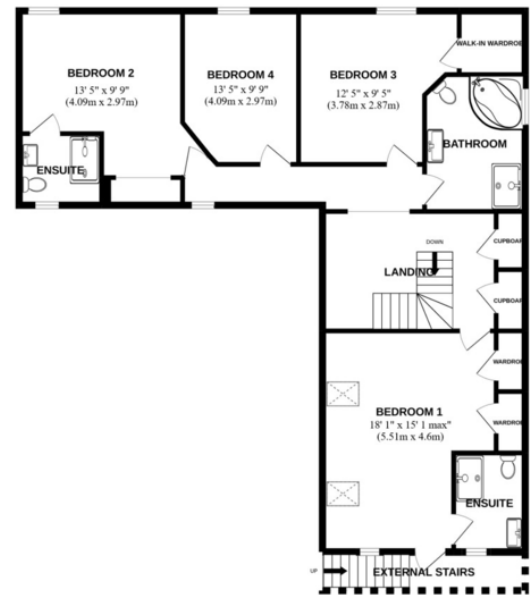
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance, please obtain professional confirmation. All measurements quoted are 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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.

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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.

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