



Crabmills, Websters Lane, Hodnet, TF9 3FN

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**Crabmills, Websters Lane, Hodnet, TF9 3FN**

**Freehold £800,000**



**A Most Impressive, Beautifully Presented Four Bedroom Country Cottage set in a  
Glorious 1.32 Acre Garden Plot**

- Set in a Mature, Well-Maintained 1.32 Garden Plot
- Large Dining Kitchen, Utility, Home Office
- Dining Room with Bi-Fold Doors to Conservatory
- Spacious Lounge with Inglenook Fireplace
- Principal and Guest Bedrooms with En Suite
- Detached Brick Triple Garage and Shed
- Vegetable Garden, Greenhouse and Workshop
- Council Tax Band – D, EPC Rating - E





## Brief Description

Crabmills makes a wonderful first impression, with electronic gates opening to a sweeping gravelled Driveway that leads you through the Garden and up to this beautiful Country Cottage.

The front Entrance Porch opens to the open-plan Home Office and Dining Room which has a central brick fireplace housing a log burning stove that warms the Home Office to your right and the Dining Room to your left. Bi-fold doors from the Dining Room lead through to the Conservatory which has French Doors to the Garden. The Lounge is a lovely light and airy room, with an inglenook fireplace, stairs to the first floor and further French doors to the Garden.

The heart of this lovely property is the spacious Dining Kitchen, with a great range of units with granite worktops, pantry cupboard, Franke stainless steel sinks with mixer taps, Neff double oven, integrated dishwasher, gas hob with extractor fan over, tiled floor and skylights letting the light flood in. Off the Kitchen is the large Utility and a Shower Room.



To the first floor is the Principal Bedroom with Dressing Area and full En Suite Bathroom with double sink unit and bath with shower over. The Guest Bedroom has an En Suite Shower Room, and there are two further Double Bedrooms and a smart Family Bathroom with a bath and separate shower.

Externally, this property is very special! As you come along the drive there's a large lawned area to both sides with a small orchard, a large Workshop and vegetable patch - and



the drive curves to the right in front of the property which gives you ample parking for a number of vehicles. To the left of the property the drive continues through a wide electric gate and round to the Triple Garage which has electric roller doors, and a brick-build shed/stable. To your left is the cottage garden with greenhouse and garden shed, and there's a pretty patio area and more formal garden with raised beds.

This really is a wonderful property that really does need to be viewed to appreciate the quality and space on offer.

### USEFUL INFORMATION

**DIRECTIONS:** Leave Market Drayton on the A53 towards Shrewsbury. Proceed straight over the Tern Hill roundabout and after approximately 3.5 miles. you will see a left hand turn with a 'Dead End' road sign - take this turn over a cattle grid and follow the lane round to the left, where you come to the gated entrance to the property which can be identified by our For Sale board.

**LOCATION:** The property is situated on the edge of the popular Shropshire village of Hodnet which benefits from a Primary School, Village Store with Post Office, Doctors' Surgery, Church and The Bear - a popular Pub/Hotel.

With easy access to the A53, the nearby market towns of Market Drayton and Whitchurch offer a wide variety of amenities such as Schools, Specialist and High Street Shops, Supermarkets and Health and Leisure Facilities. The larger towns of Shrewsbury, Telford and Newcastle-under-Lyme are all in commutable distance of Hodnet.



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## USEFUL INFORMATION

**VIEWING ARRANGEMENTS:** Please call our Market Drayton Office on 01630 653 641 or Email: [marketdrayton@barbers-online.co.uk](mailto:marketdrayton@barbers-online.co.uk)

**TENURE:** We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

**SERVICES:** We are advised that mains electric and water are available with oil fired central heating, solar panels and private septic tank drainage. For more information about the solar panels and water supply, please contact our office on 01630 653641. There is also a 6-camera security system covering all areas from the house and a camera at the front gate to monitor who is coming to or from the house. They all report any activity to a mobile phone. 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.

**EPC RATING:** E **COUNCIL TAX BAND:** D **METHOD OF SALE:** For sale by Private Treaty.

**LOCAL AUTHORITY:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**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.

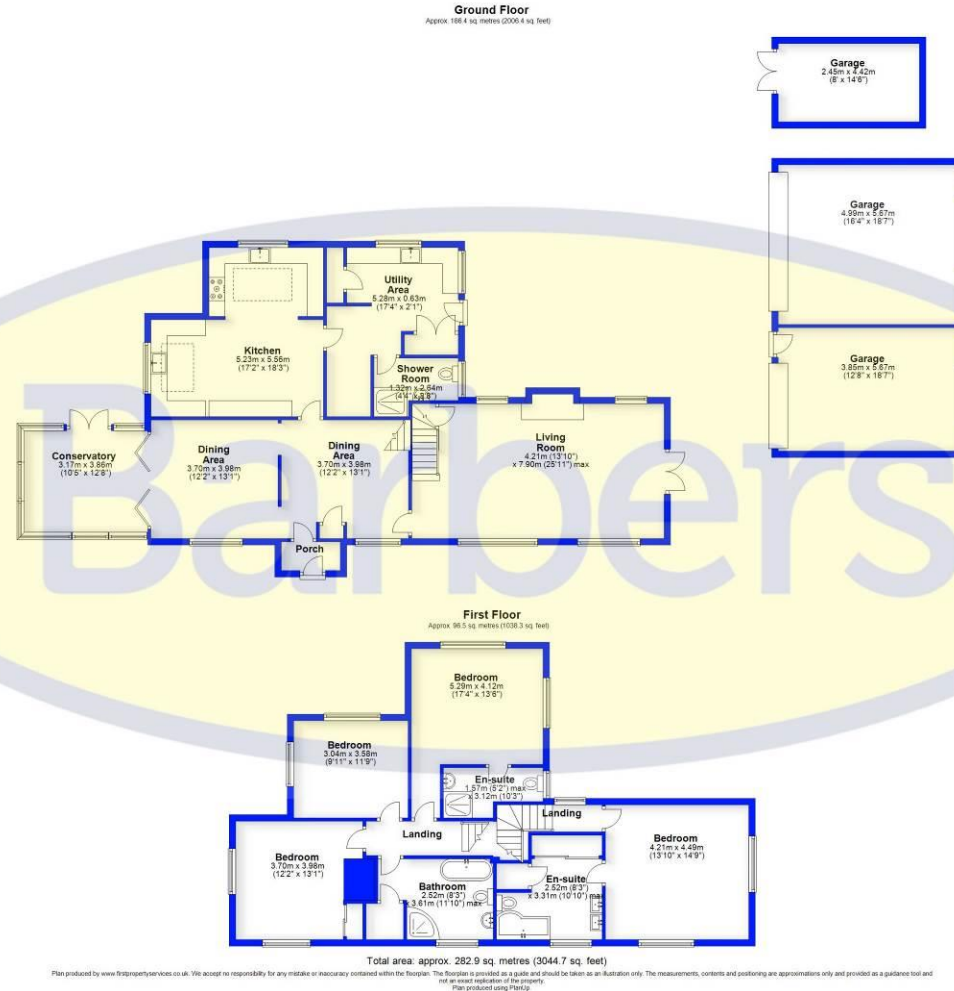
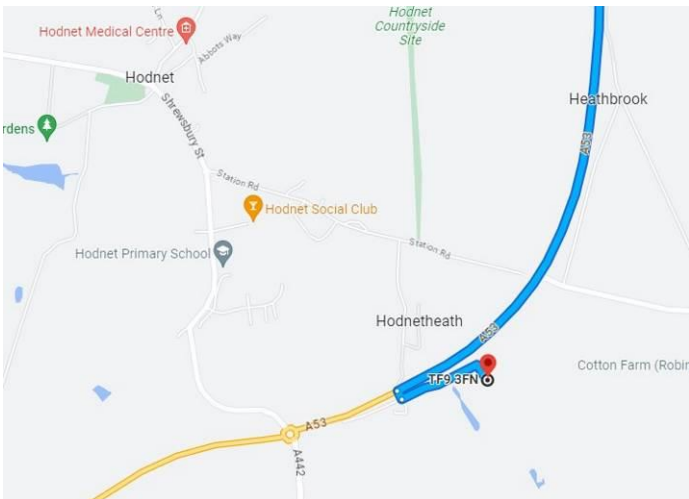
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

**BARBERS COPYRIGHT:** Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market this property and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote the property or the Company. We may use various options for marketing including all social media and mailing campaigns, all designed to help with the sale/rental of your property.

**MD33529110723**







**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.



**MARKET DRAYTON**  
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