



Helping *you* move



Oak Cottage, Bellaport Road, Norton-in-Hales, TF9 4BA

Oak Cottage is a beautifully presented Six Bedroom Detached Cottage that blends traditional character with modern touches including an impressive Kitchen/Dining/Family Room - set in a stunning rural location and offered to the market with No Upward Chain.

Offers In Region Of
£800,000

Overview

- Beautifully Presented Six Bedroom Character Cottage
- No Upward Chain, Stunning Countryside Views
- Open Plan Kitchen/Family Room
- Reception Hall, Snug, Lounge
- Ground Floor Guest Bedroom & Shower Room, Laundry Room
- Principal Bedroom with En Suite
- Four Further Double Bedrooms, En Suite, Bathroom
- Wrap Around Garden, Patio Entertaining Area



Brief Description

The Reception Hall sets the tone of quality and space for the rest of the property. Here you'll find a log burner set in an inglenook fireplace, with oak flooring, beams to the ceiling and shutters to the window. Off the Hall is the Cloaks WC, Snug and Lounge with French doors and a log burner. The undoubted heart of this lovely home is the Open Plan Kitchen/Dining/Family Room with its high specification Kitchen, central island, Aga cooker, underfloor heating and bi-fold doors to the Garden. Off the Inner Hall is the Laundry Room, Shower Room, Guest Bedroom and Boot Room.

Off the first floor Landing are four double Bedrooms – one with En Suite, the Principal Bedroom with En Suite and the stunning Family Bathroom with a walk-in shower and free-standing bathtub.

Externally, the property is on a generous Garden plot with Parking for 4-5 cars, lawned orchard, woodland area, large lawn, walled patio, impressive main patio area with space for your hot tub and BBQ, and a kitchen garden with raised beds and green house.

Location

Oak Cottage is approximately one mile from Norton-in-Hales - a pretty village on the Shropshire/Staffordshire/Cheshire borders, with a well-regarded Primary School, Play Area, Village Hall, Tennis Club, Cricket Pitch, Bowling Green, Church - and popular local Pub.

The closest Shops, Doctors, Dentists, Super Markets and Senior School are in Market Drayton.



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 water and electricity services are available with oil-fired central heating, solar panels 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 County Council, Shrewsbury, SY2 6ND

EPC RATING: D **COUNCIL TAX - F**



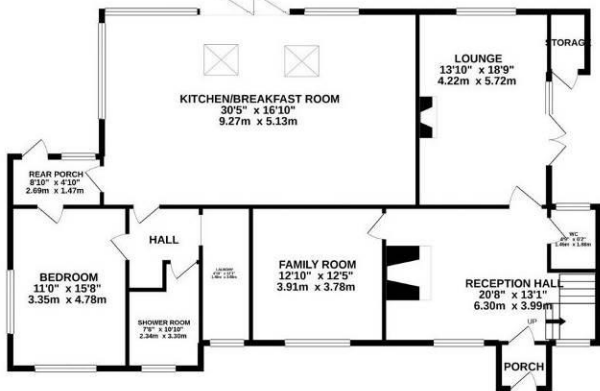
DIRECTIONS: From our office on Maer Lane turn right and follow the road all the way to Norton-in-Hales. In the village, you'll pass the Village Hall and School on your left and then turn left in front of The Hinds Head pub on Bellaport Lane. Follow the lane over the canal bridge and after approximately one mile the cottage is on your right and can be identified by our For Sale sign.

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.

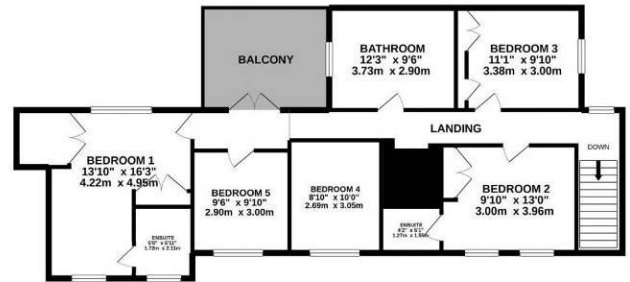
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as



GROUND FLOOR
1654 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA: 2675 sq.ft. (248.6 sq.m.) approx.

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 error, 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.

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

