



Helping *you* move



Booley Lodge, Stanton Upon Hine Heath, SY4 4LY
Booley Lodge is a former Gate House to the Harcourt Estate and has been extended and modernised to offer you a modern Dining Kitchen and Lounge whilst retaining much of the original character and charm.

Offers In Region Of
£450,000

Overview

- Four Bedroom Detached Lodge House
- Rural Location with Countryside Views
- Modern Dining Kitchen, Lounge with French doors
- Three Ground Floor Bedrooms, One Loft Bedroom
- Stylish Bathroom, Utility
- Large Garden, Patio, Summer House, Swimming Pool
- Driveway Parking, Large Garage
- Council Tax Band – D
- EPC Rating - E



Brief Description

The Entrance Hall has stairs rising to the first floor where you'll find the Fourth Bedroom which has superb countryside views. To the ground floor are three Double Bedrooms, the Utility and the stylish Bathroom is with free-standing bath and a corner shower. The Dining Kitchen has a good range of modern Shaker-style kitchen units, and the Lounge is a lovely light space with triple aspect windows and French doors to the garden, and inset fireplace with oak mantle over and housing a multifuel stove.

Externally, there's a large Garden which is set mainly to lawn, with a children's play area, patio entertaining space, swimming pool and summer house, plus a large double timber Garage, and parking for an additional 2 vehicles to the front of the Garage.

Location

The closest village is Stanton Upon Hine Heath, which is served by a Public House, Church, Village Hall and near to Moreton Corbet Castle.

There are other local amenities, Doctor's Surgery and primary education facilities available in the nearby villages of Shawbury and Hodnet, the larger rural town of Wem is approx.4.5 miles, and Market Drayton and the County Town of Shrewsbury are both approx. 9 miles away.



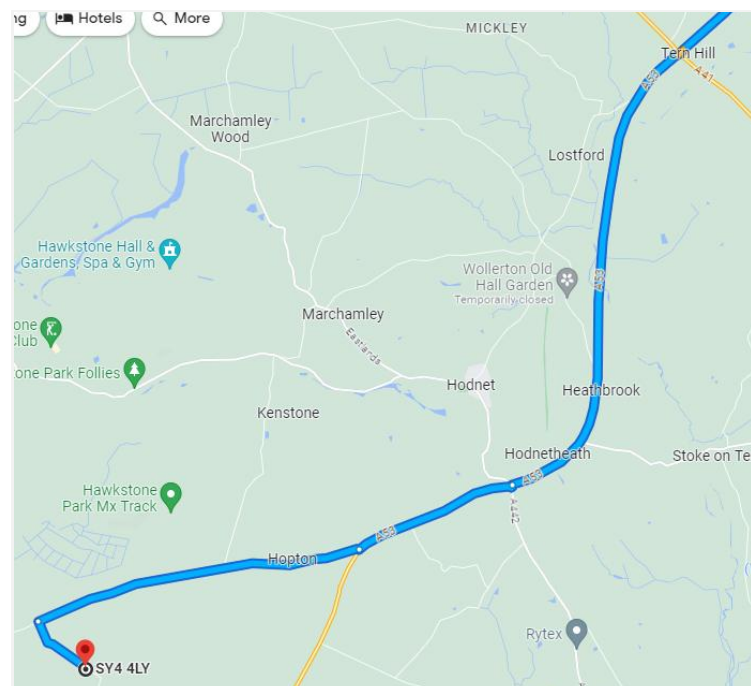
Useful Information

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 are available with septic tank drainage and oil fired 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
Tel: 0345 678 9002

FOR MORE INFORMATION: Go to: www.barbers-online.co.uk



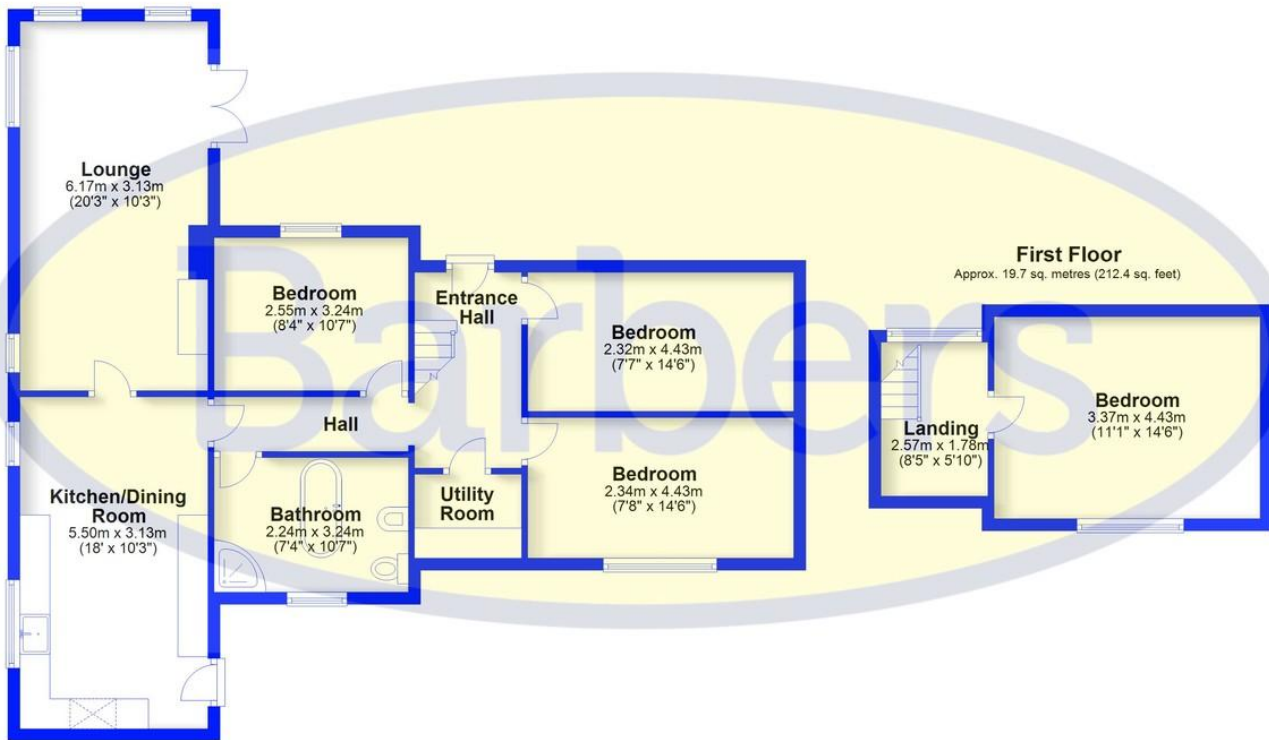
DIRECTIONS: From Market Drayton take the A53 towards Shrewsbury, going straight over the roundabout at Tem Hill and the Epsley roundabout with the A442 to Telford. After 1.1 miles turn right towards Hopton and the Midlands Shooting Ground, and after 2.2 miles turn left and the property is 0.5 miles on 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 soon as possible.

Ground Floor

Approx. 87.1 sq. metres (937.5 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



PLEASE NOTE: The extensions were completed by the previous owners over twenty years ago without planning permission. However, the previous owners took out indemnity insurance which is still valid in respect of the extensions being completed on the estate in breach of the Restrictive Covenants on the Title and without planning permission. Furthermore, there is a Lack of Easements Policy in place for the drainage to the septic tank on land outside of the Title and the access to the Property over the drive. There is a restrictive covenant in place wherein any changes to the outside of the property requires the permission of the Estate owner. More information is available on request.

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.

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



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.