



Helping *you* move



Brook House, Hatton Road, TF9 2TT

A wonderful opportunity to purchase a Three Bedroom Equestrian or Small Holding Property with approximately Four Acres of Paddocks and Gardens, two Stables and Barn, in need of modernisation throughout.

Offers In Region Of
£450,000

Overview

- Three Bedroom Cottage for Modernisation with Approximately Four Acres of Paddocks
- Hall, Snug, Lounge, Pantry, Kitchen, Three Bedrooms, Bathroom WC
- Garage, Stone Built Shed
- Two Stables, Tack Room, Barn, Other Out Buildings, Paddocks with Far Reaching Views
- Well Water Pumped to House, No Central Heating
- Council Tax Band – D
- Energy Rating - TBC



Brief Description

The Cottage needs renovating throughout and currently offers you an Entrance Hall, Snug with fireplace, Lounge with Log Burning stove, walk-in Pantry, Kitchen, rear Hall, Store Room housing the pump drawing water from the well, coal/log Store and a WC. To the first floor are two Double Bedrooms, a Single Bedroom and the Bathroom.

Heading outside, and the land is a little overgrown but there are approximately four acres of wonderful Paddocks that wrap round three sides of the Cottage. There's a Barn for storing vehicles and hay/straw, two stables and a tack room, further sheds/stables, a green house and a Garage - all of which will need some updating. Water for the property comes from a well in the garden, so you'll probably need to update this with a borehole system, and the septic tank will need replacing.

Location

The property is in a rural but not remote location, set along a country lane yet with easy access to the A41 for Newport, Whitchurch and Market Drayton.

Wistanswick is a small village in North Shropshire, almost equi-distance from the market towns of Newport and Market Drayton. There's a local pub - The Red Lion - and each year the village hosts a popular summer fete. The closest Post Office is in Hinstock, and there are two well-regarded Primary Schools within a few minutes' drive.



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

DIRECTIONS: From Market Drayton take the A529 Hinstock Road and after 3.4 miles turn right following the signs to Lockley Storage and Wistanswick. Go straight over the A41 into Wistanswick and then turn left on Chapel Bank and the property is 0.9 miles on your left and can be identified by our For Sale sign

TENURE: We are advised that the property is Freehold

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



SERVICES: We are advised that mains electricity is available. The water is pumped to the property from a well. There is no central heating. The septic tank doesn't conform to modern standards and will need replacing. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk>

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.

Floor Plan to Follow



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,
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