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## Disgwylfa, Pipe Gate, TF9 4HU

A light and spacious Four Bedroom Detached Dormer Bungalow with Lounge, Dining Kitchen, a large, attractive wrap-around Garden with far reaching Countryside Views, Garage and Driveway Parking.

Offers in the Region of

**£450,000**



## Overview

- Four Bedroom Detached Dormer Bungalow
- Entrance Hall, Lounge, Dining Kitchen and Utility
- Two Ground Floor Bedrooms, Bathroom
- Two First Floor Bedrooms
- Large, Mature Garden with Patio and Greenhouse
- Garage, Driveway Parking
- Countryside Views
- Council Tax Band - , Energy Rating -



## Brief Description

The front door opens to the central Hallway which has stairs up to the first floor Landing and to your left is the light and spacious Lounge has dual aspect windows and an open fire set in a pretty Art Deco fire surround. To your right are Bedrooms Two and Three - both spacious double rooms - and the Bathroom with free-standing bath and walk-in shower. The Dining Kitchen has French doors out to the rear Garden and the Kitchen has a good range of modern units, space for your oven with extractor over, space for a tall fridge freezer and an alcove fireplace housing a log burning stove. Off the Kitchen is the rear Porch and Utility Cloakroom.

To the first floor is the Principal Bedroom with views out to the front of the property, Bedroom Four that is currently used as a Home Office, and a Landing area with a window looking out over the rear Garden and the fields beyond.

Externally, to the front of the property is a lawned Garden that wraps around to the rear of the property giving you a lovely, large Garden with Patio, Kitchen Garden, Pergola – and far-reaching countryside views. There's also a Detached Garage and plenty of Driveway Parking.

## Location

Pipe Gate is a hamlet on the Shropshire/Cheshire/Staffordshire borders, with the nearest village being Woore which has a Primary School, local Store with Post Office, Pub, Cricket Club, Tennis Club and a number of footpaths just perfect for dog walks.





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](mailto:marketdrayton@barbers-online.co.uk)

**SERVICES:** We are advised that mains electricity, water and drainage are available, with electric storage 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](http://www.barbers-online.co.uk)

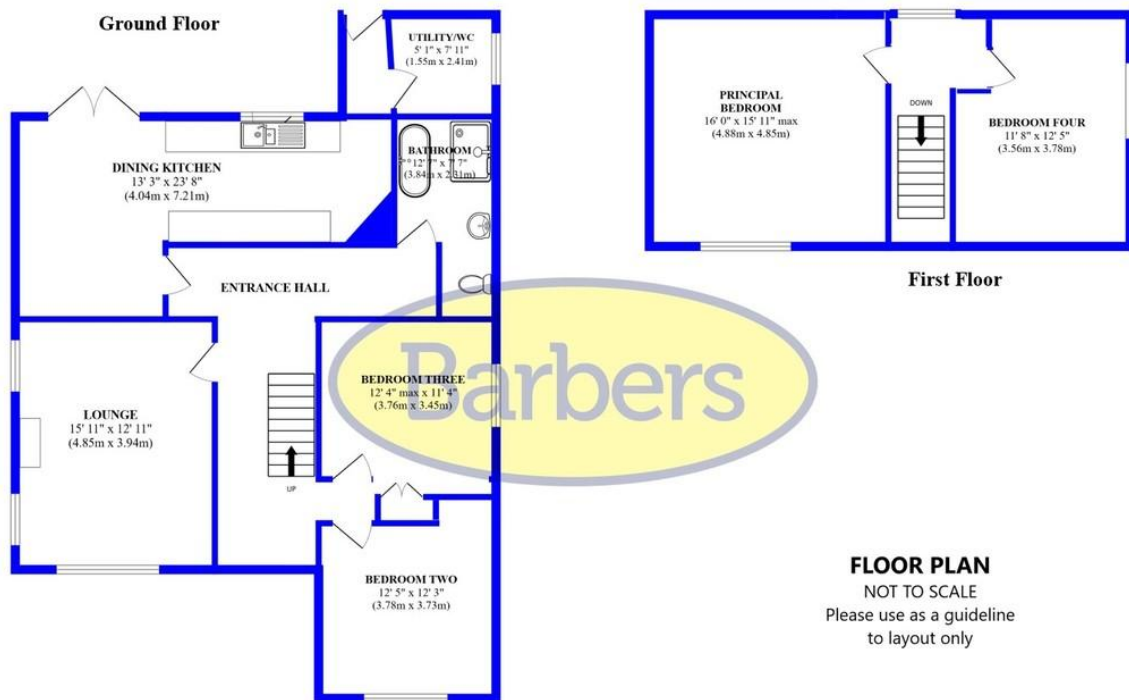


**DIRECTIONS:** From Market Drayton take the A53 towards Loggerheads bearing left at Red Bull on the B5415 towards Woore. At the T-Junction go left on B5415 and follow the road through the village of Knighton. At the T-Junction turn right and the property is set behind a tall hedge with a white garage, and is approximately 700 metres on your right.

**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.





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?

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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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