



Helping *you* move



Hinstock Country Park, The Yelves, Market Drayton, TF9 2NQ

Nestled in the picturesque Shropshire countryside is Hinstock Country Park, where we're proud to offer a handpicked collection of high-quality Two-Bedroom Lodges for sale, each designed with comfort, style, and relaxation in mind.

Lodges Available From
£49,000

Overview

- Holiday Lodges in a Tranquil Edge-of Village Location
- Small Development of Up to Nine High Specification Lodges
- Various Styles and Layouts Available, and a Range of Furnishing and Fitting Options
- Reduced Site Fees for the First to Buy,
- Prices from £49,000, T&Cs Apply
- Luxury Holiday Lodge – Site Licenced for 12 Months a Year
- Ideal for Getaways and your Weekend Breaks



Brief Description

Currently available, and photographed here, is the high specification Two Bedroom Heartwood Lodge at offers in the region of £84,995. There are a range of Lodges and fixture/fittings packages available.

The Heartwood Lodge featured in this brochure offers you an L-Shaped central Hallway, a generous, light filled open-plan Dining Kitchen and Lounge with a fully equipped Kitchen with integrated fridge, freezer, washing machine, microwave, oven with gas hob and extractor fan over and French doors out to the timber deck. There's a Principal Bedroom with built-in wardrobes, walk-in wardrobe and En Suite Shower Room, a further Shower Room and second Bedroom.

There's Parking for several cars to each Lodge, an electric front gate and expansive common green areas.

Location

Set within the picturesque Shropshire countryside, Hinstock Country Park offers the perfect blend of peace, privacy, and accessibility. Nestled on the edge of the charming village of Hinstock, and within easy reach of Shrewsbury, Stafford, Newport, Market Drayton and Nantwich.

The village of Hinstock itself is a friendly, welcoming community, with a local shop, pub, and post office, while nearby market towns of Newport and Market Drayton offer local shops, super markets, street & indoor markets, and a wide selection of cafes, restaurants, and leisure activities, and within easy reach of the Shropshire Union Canal.



Your **Local** Property Experts

01630 653641



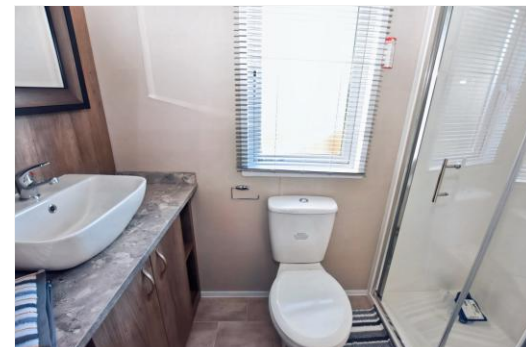
Useful Information

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 are available, with LPG central heating 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: Shopshire Council

TENURE: We are advised that the site has a 12-Month Holiday Licence granted for year-round holiday stays.



DIRECTIONS: From Market Drayton take the A529 to Hinstock, travelling through the village and then turn left by the Church on Goldstone Road. Keep right towards The Yelves and after approximately 0.5 miles turn left and you'll see our For Sale sign by the stone walls with the main electric gate that leads into Hinstock Country Park.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. The initial checks are carried out on our behalf by MoveButler who will contact you once you have had an offer accepted on a property. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required.

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. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

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This Floor Plan is Not to Scale
Please use as a Guideline to Layout only
Overall Size 40'x13' Plus Decking

Sample Layout of the Heartwood style of Holiday Lodge



CGI Image of Completed Park

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.

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