



£900,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **E**

🏠 COUNCIL TAX BAND: **G**

Norton-In-Hales Market Drayton

Mucklestone Road Norton-In-Hales
Market Drayton Shropshire



If you are searching for a beautiful historic period home in the heart of a sought after village such as Norton-in-Hales then this is going to go straight to the top of your list. Having many period features throughout including inglenook fireplace and exposed beams and countryside views.

Set in landscaped gardens including sweeping driveway to the front offering considerable parking and enclosed rear garden with fabulous views and an adjacent barn for potential conversion. Comprising entrance hall with guest WC off, three reception rooms, large breakfast kitchen, separate utility and boot room. Upstairs the master bedroom suite includes a dressing room and stylish En-suite bathroom. There is a total of four double bedrooms and family bathroom. Although well-presented throughout, there is great potential with the detached barn, formally a double garage/workshop and four cattle pens.

- Impressive Individual Period Home
- Established Large Gardens, Rural Views
- Three Reception Rooms, Four Double Bedrooms
- Large Breakfast Kitchen, Utility & Boot Room
- Many Period Features Throughout
- Includes Barn With Potential Development

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Entrance Hallway

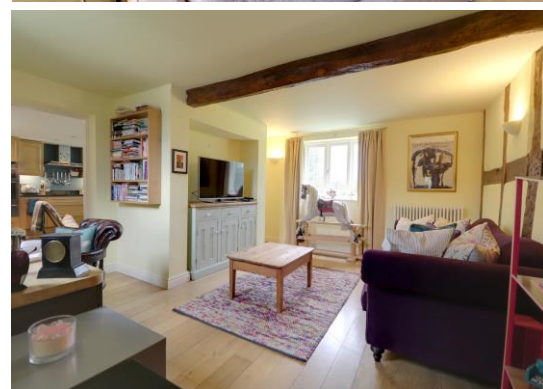
Accessed through a timber entrance door having stairs to the first floor with exposed upright timbers and original framing, oak flooring and exposed timbers, inset ceiling spot lighting, oak doors to all rooms, period style radiator and two double glazed window to the front.

Guest WC

Fitted with a contemporary white suite comprising wash basin with mixer tap, WC with concealed cistern, exposed ceiling beams, oak floor, tall radiator and double glazed window to the front.

Lounge 16' 4" x 22' 8" (4.97m x 6.9m)

A lovely large room having a stunning inglenook fireplace, which was built using the same stone to be found in the village church of St Chad's c.13th century and has a wood burner on a tiled hearth double glazed windows to the side of the fireplace, two period radiators, fitted wall lighting, exposed wall and ceiling timbers, oak floor and three double glazed windows to the rear overlooking the garden and views.



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Study/Family Room 17' 3" x 13' 5" (5.27m x 4.08m)

Ceiling beams, oak floor, double radiator and double glazed window to the front.

Dining Room 16' 5" x 14' 9" (5.00m x 4.49m)

Wall lights, oak flooring, period radiator, double glazed window to the rear and further double glazed window to the front.

Breakfast Kitchen 25' 1" x 15' 3" (7.64m x 4.65m)

Having a wide range of oak base, drawer and wall units, granite worktops, pull out provision racks and further tall storage cupboard. Integral appliances include built-in induction hob, electric double oven with warming drawer, tall larder fridge and dishwasher. Double sink bowls inset into granite work surfaces. There is a slate floor and a fireplace housing a Clear View multi-fuel stove set on a slate hearth, double radiator, folding double glazed doors to the rear onto the sun terrace and having lovely views, double glazed windows to the side and front.

Utility 11' 10" x 11' 11" (3.6m x 3.62m)

Having a range of base and wall cupboards and circular bowl sink with mixer tap, inset into work surfaces. Oil fired central heating boiler, ceramic tiled flooring, storage cupboard, doors to the front one being a stable door and door to the rear, window to the rear.

First Floor Landing

Having original timber staircase to the attic room, radiator, exposed wall and ceiling timbers, built-in airing cupboards, fitted wall lights, timber doors to all rooms. Radiator and two double glazed windows

Bedroom One 14' 2" x 15' 3" (4.32m x 4.66m)

Having a range of built-in bedroom furniture including Strachan fitted wardrobes, drawer units, cupboards and bedside units. Wall lighting, period style radiator, double glazed window to the rear with lovely countryside views and arch to the dressing area.

Bedroom One Dressing Room 10' 8" x 6' 10" (3.24m x 2.08m)

Double glazed window to the front, door to the landing, door to the;

Bedroom One En-Suite Bathroom 10' 6" x 8' 0" (3.2m x 2.44m)

Fitted with a white suite comprising a tile panelled bath with mixer tap, a wet room shower area with glass shower screen, wash basin mounted onto a marble surround having a fitted mirror above with spot lighting incorporated, WC with concealed cistern, high quality tiles to walls and floor with the benefit of underfloor heating, spot lighting, extractor fan, double glazed window.





Bedroom Two 9' 9" x 16' 11" (2.96m x 5.15m)

Exposed ceiling timbers, wall lights, radiator with decorative cover, radiator with decorative cover and double glazed window to the front,

Bedroom Three 10' 11" x 18' 1" (3.33m x 5.51m)

Exposed wall and ceiling timbers, two period style radiators and plantation shutters to the double glazed windows to the rear with lovely countryside views,

Bedroom Four 10' 11" x 15' 0" (3.33m x 4.58m)

Exposed wall and ceiling timbers, period style radiator and double glazed window to the rear with lovely countryside views,

Bathroom 7' 0" x 11' 2" (2.14m x 3.4m)

Fitted with a panelled bath with mixer tap, shower attachment and glass screen, pedestal wash basin with mixer tap, low level WC, tiled splash backs, towel rail radiator, ceiling timbers and double glazed window to the side.



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Attic Room

From the landing the original second staircase leads to an attic room. Having a window to the side, exposed ceiling and truss timbers, access to a former Priest hole.

Outside Front

The property is accessed via double gates leading onto a gravel covered driveway and parking area with a central island which has rockery edging and planted shrubs. The garden has conifer screened and the driveway leads round to a further parking area adjacent to the barns at the rear with gate to the rear garden. A covered porch to the front of the home leads to the entrance door.

Outside Rear

The landscaped rear garden has wonderful countryside views to the rear and have lawns on two levels, well stocked inset flower beds and surrounding borders, hedges and fencing, Located to the side of the property as is the oil storage tank. A timber five bar gate leads round to the rear to the gravel parking area to the side of the barn. Access can also be gained from the side lane to the rear of the property and the barns.

Boot Room/Store 12' 1" x 12' 2" (3.68m x 3.7m)

Timber door to the garden, two windows, power and lighting. Adjacent to this room is a washroom that is fitted with a WC, Belfast sink, window and wall mounted heater. Together these could offer a potential annexe subject to consents being obtained.

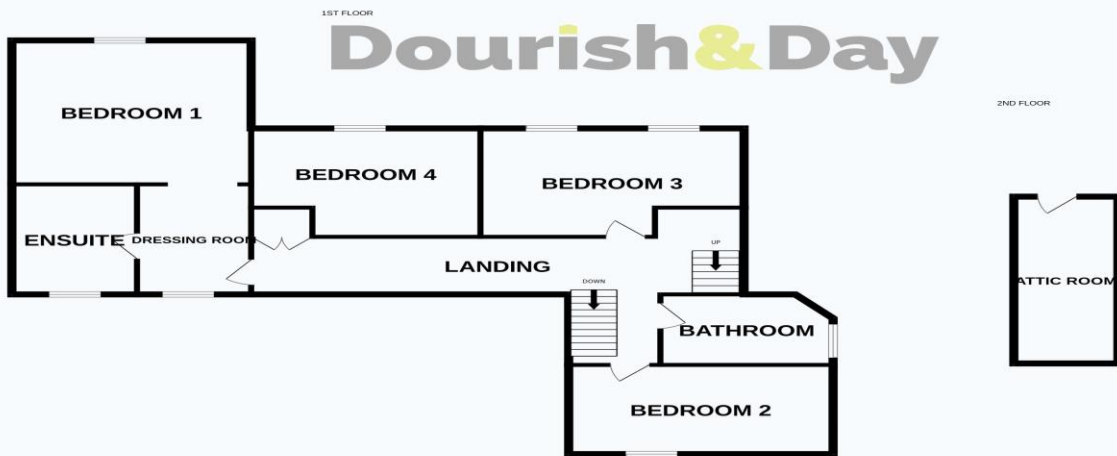
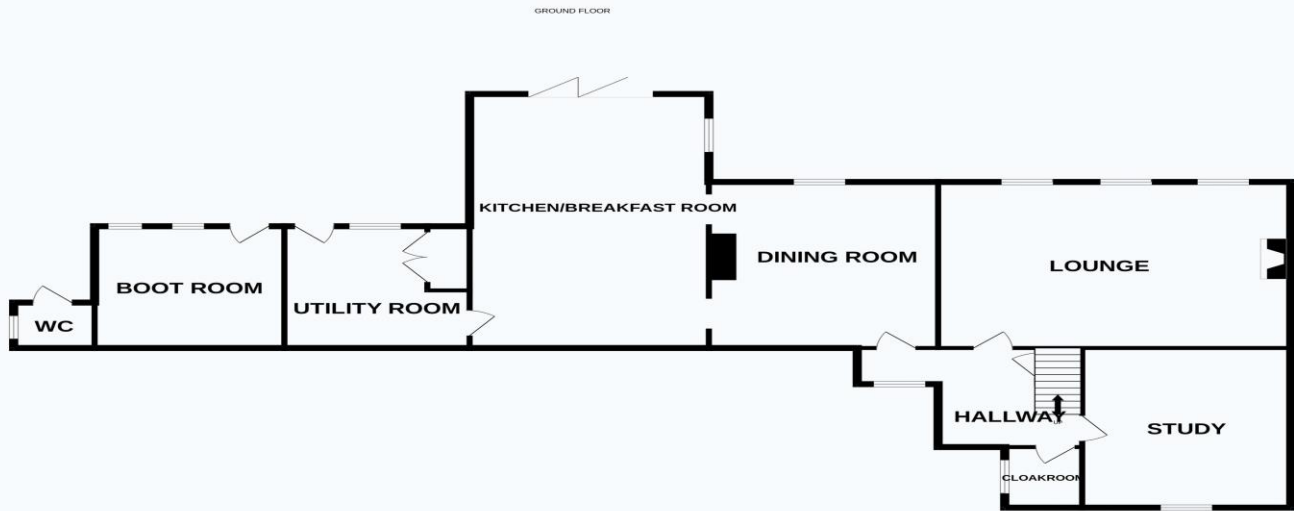
Mower Store

Timber door, ample storage, lighting and second door to the rear elevation.

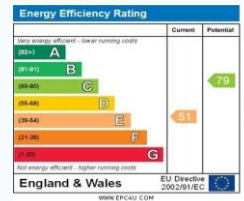
Detached Barn 91' 10" x 17' 3" (28.00m x 5.25m)

Made up of storage areas, four cattle bays, carport/ double width garage/workshop including mezzanine flooring overhead.





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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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