



FOR SALE

Offers in the region of £495,000

Greendale, 9 Wood Lane, Hinstock, Market Drayton, Shropshire, TF9 2TA

A most charming and deceptively spacious detached cottage, set in stunning wrap around gardens, located in this sought after and convenient position. Set in approximately 0.4 acres.



MILEAGES: Market Drayton 4.7 miles, Shrewsbury 19.3 miles, Telford 22.8 miles. All mileages are approximate.



- Popular and convenient location
- Charming detached cottage
- Well proportioned accommodation
- Large garage/workshop
- Stunning wraparound gardens
- Walking distance of village amenities

DIRECTIONS

When heading south along the A41, take the left turn signposted for Hinstock into Chester Road. Follow this road past the Falcon pub and at the mini roundabout take the left turn onto Wood Lane. Proceed along and the property will be identified after a short distance on the left hand side.

SITUATION

The property is located in the popular village of Hinstock, which has a local pub, shop, post office and junior school. There are school buses that run from the village to Newport and Market Drayton. The property is well located between the towns of Newport and Market Drayton, which offer a wide range of supermarkets, excellent schools, leisure facilities and amenities. There is great road access to destinations including Shropshire and to the Midlands.

DESCRIPTION

Greendale is a most charming and particularly attractively proportioned detached cottage, which will no doubt create excellent market appeal. The ground floor boasts a flexible and versatile living environment and provides a breakfast kitchen, dining room, separate living room and conservatory which has lovely aspect over the surrounding gardens. To complete the ground floor is a useful utility room and shower room. To the first floor, there are three bedrooms which are served by the family bathroom. Outside, there is a generous amount of driveway parking, together with a large detached garage/workshop. The property is set centrally in its plot, with its stunning surrounding gardens, comprising large flowing lawns, numerous well stocked shrubbery beds and borders together with seating areas and a number of established specimen trees.

ACCOMMODATION

Panelled part glazed entrance door leads into:-

ENTRANCE PORCH

With glazed door through to:-

BREAKFAST KITCHEN

With exposed beamed ceiling and providing an attractive range of country style eye and base level units comprising cupboards and drawers, with generous worksurface area over and incorporating a one and half bowl stainless steel sink unit and drainer with mixer tap over. Space and connection for electric cooker, space for tall fridge/freezer. Bespoke range of full length cupboards with central worktop and drawers under. Oil fired Rayburn with double oven and twin hot plate (also serves as a back-up to the domestic hot water system and immersion).

INNER HALLWAY

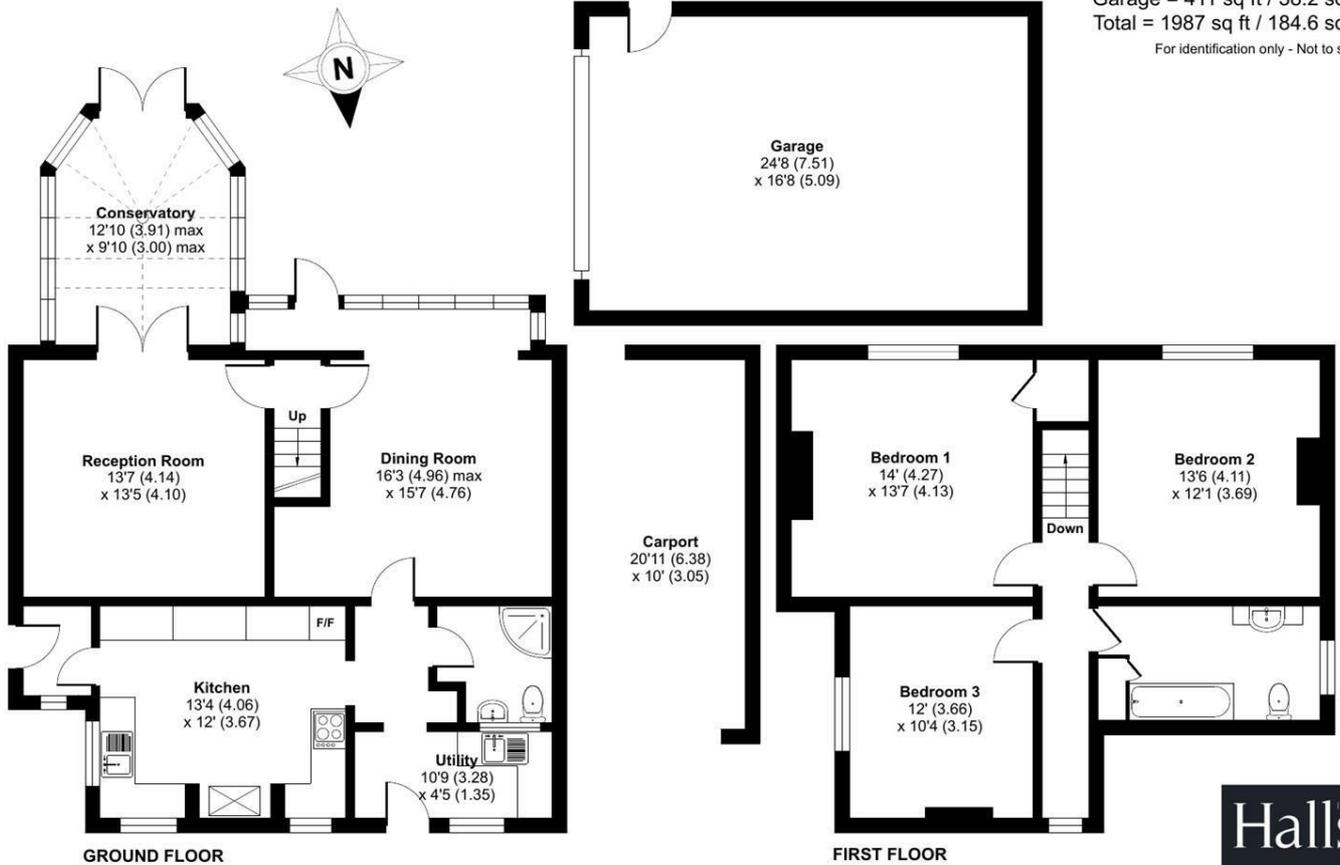
With part glazed UPVC door to outside.

UTILITY ROOM

With fitted worktop, sink unit and drainer, eye and base level storage cupboards, space and plumbing for washing machine, oil fired central heating boiler.



Approximate Area = 1576 sq ft / 146.4 sq m (excludes carport)
 Garage = 411 sq ft / 38.2 sq m
 Total = 1987 sq ft / 184.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1269414



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



SHOWER ROOM

Providing a suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with mains fed shower, inset tiling and sliding splash screen. Part tiled walls and heated towel rail.

FAMILY/DINING ROOM

With exposed beams to ceiling, fireplace housing Hamlet log burning stove. Lovely aspect over gardens.

REAR HALL

With staircase to first floor, part glazed door to rear porch, door to:-

LIVING ROOM

With beamed ceiling and striking fireplace with quarry tiled hearth and exposed brickwork, housing an Aarrow log burning stove. Glass front recessed display cupboards. Twin glazed french doors through to:-

CONSERVATORY

With wraparound UPVC double glazed windows and roof, twin glazed french doors offering access and views over the lovely surrounding gardens.

REAR PORCH

Part glazed door to rear garden.

FIRST FLOOR LANDING

With doors off and to:-

BEDROOM ONE

With appealing high ceiling, built in single wardrobe and pleasant aspect over gardens.

BEDROOM TWO

With high ceiling, lovely outlook over garden.

BEDROOM THREE

With access to loft space, high ceiling and open views to front over gardens with farmland beyond.



BATHROOM

Providing a white suite comprising low level WC, panelled bath with feeder shower attachment, wash hand basin set in vanity unit with storage cupboards under, heated towel rail, tiled splash, shaving connection point, bespoke built in pine airing cupboard housing the hot water cylinder.

OUTSIDE

The property is approached through twin timber entrance gates onto a generous tarmac driveway, which provides ample parking for numerous vehicles and gives access to the detached garage/workshop. The driveway then extends around to the rear, leading to an additional open fronted garage.

GARAGE/WORKSHOP

With electric remote controlled roller entrance door, power and light points. Timber pedestrian door.

THE GARDENS

The property is beautifully positioned in the centre of its plot, with the gardens flanking the driveway on both sides and containing beautifully manicured sweeping lawns flanked by established and wonderfully stocked herbaceous borders containing a number of different shrubs, plants and specimen trees. A gravelled pathway extends off the drive, leading to the front entrance door, whilst the timber pergola offers a walk through onto the lawns. These then wrap around the property, incorporating a further number of shrubbery beds. Timber seating area. Collection of trees, including Rowan, Apple, Ornamental Hawthorne and Wild Plum. Garden WC (not fully functioning) with a cold water supply. Coal store, containing cold water taps and power points.

GENERAL REMARKS



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.

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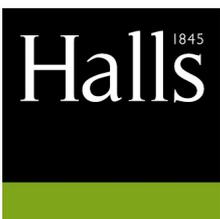
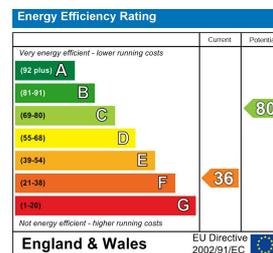
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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