



**FOR SALE**

Offers in the region of £550,000

**Heath House Sandy Lane, Red Bull, Market Drayton, Shropshire, TF9 2QP**

Heath House is a wonderful detached family home offering spacious accommodation and large landscaped gardens. It is being sold with NO CHAIN. The property comprises reception hall, living room, cloaks with W.C, large open plan Kitchen / Diner / Family Room. There is a spacious utility / boot room. To the 1st floor is a galleried landing, master bedroom suite with dressing room & en suite. There are two further double bedrooms and shower room.





Market Drayton 2 miles, Stafford 17 miles and Telford 23 miles. All distances are approximate.



- **Spacious Detached Family Home**
- **Countryside Views, No Chain**
- **Reception Hall, Living Room**
- **Open Plan Kitchen/Diner/Family Room**
- **Utility / Boot Room, Cloakroom**
- **Master Bedroom Suite**
- **Two further Double Bedrooms**
- **Shower Room, Oil C.H, D.G**
- **Parking, Workshop & Shed**
- **Large Landscaped Gardens**

## LOCATION

Heath House is located just over 2 miles to the East of Market Drayton and is well situated for access to the A53. The area is known as Red Bull and is also close to Loggerheads. There is a junior school in Loggerheads and junior and secondary schools in Market Drayton.

Market Drayton is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There is a local swimming pool and a range of sports clubs.

The town is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

## BRIEF DESCRIPTION

The spacious accommodation comprises reception hall with feature Inglenook fireplace, large living room with log burner, open plan kitchen/diner/family room, utility / boot room and cloaks with W.C. To the 1st floor is a galleried landing, master bedroom with en suite and dressing room. There are two further double bedrooms and a shower room.

The property has a feature oak staircase, internal oak doors and oak window sills.

Outside are large landscaped gardens, parking, workshop, greenhouse and garden shed with power.

## ACCOMMODATION COMPRISES

Front entrance door opens into the

## RECEPTION HALL

13'2 x 11'5 (4.01m x 3.48m)

Feature Inglenook fireplace with log burning stove, oak staircase to a galleried landing and door into the

## CLOAKROOM

White suite comprising vanity unit with wash hand basin, low flush W.C, radiator and 2 windows.

## LIVING ROOM

19'3 x 16'7 (5.87m x 5.05m)

Feature fire place with log burning stove, exposed beam and large double glazed picture window over looking the main gardens. There is a 2nd window to the rear and two radiators.

## KITCHEN / DINER / FAMILY ROOM

25'4 max x 16'1 max (7.72m max x 4.90m max)

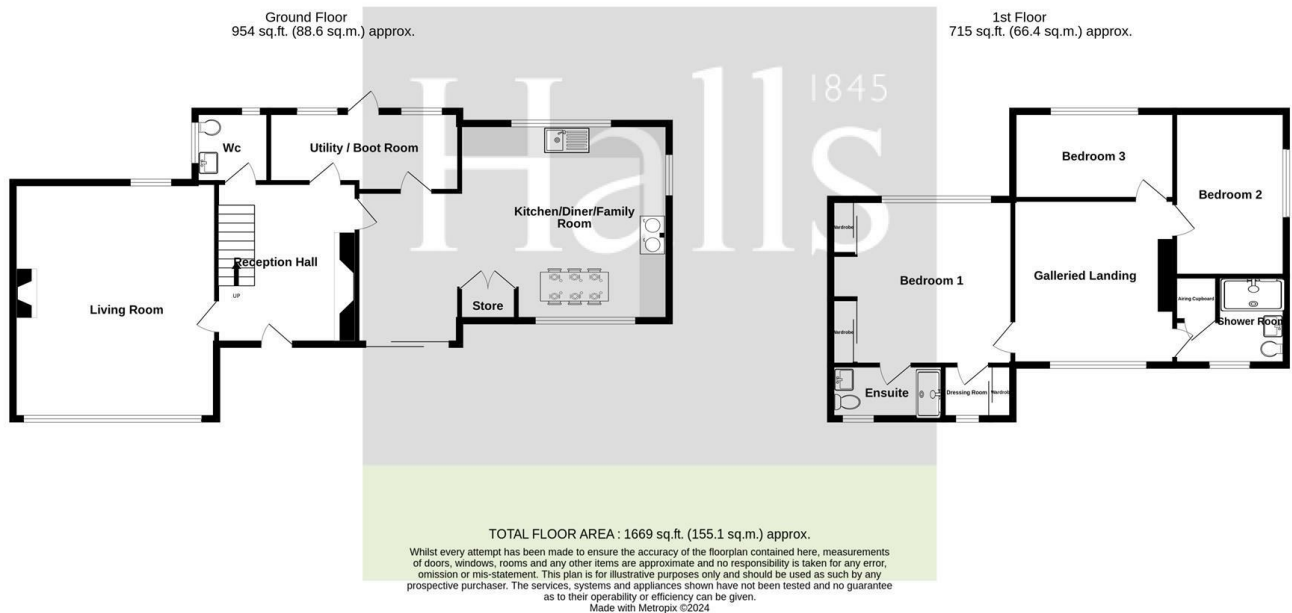
Kitchen / Dining Area: Bespoke solid wood painted kitchen with a wide range of base units, wooden worktop surfaces, inset Belfast sink, fitted storage cupboard, solid fuel fired Rayburn, and space for American style fridge / freezer There is an integrated dishwasher tiled floor, inset spotlights to the ceiling, radiator and windows to the front, side and rear.

Family Room Area: Tiled floor, radiator and sliding double glazed doors to the patio and gardens.

## UTILITY / BOOT ROOM

15'7 x 6'6 (4.75m x 1.98m)

Windows and stable door to the rear garden, tiled floors, floor mounted oil fired boiler, radiator, plumbing for washing machine and door into the hall.



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



#### 1ST FLOOR GALLERIED LANDING

Stairs ascend from the reception hall to the galleried landing where there is a large picture window overlooking the gardens to the front and a radiator.

#### BEDROOM ONE (REAR)

14'9 x 13'5 (4.50m x 4.09m)

Windows to the rear with views over the gardens and adjoining countryside, fitted wardrobes and radiator.

#### DRESSING ROOM

Fitted wardrobe with sliding doors and window to the front and radiator.

#### EN SUITE

White suite comprising large walk in shower, vanity unit with wash hand basin and low flush W.C. There is a window, inset spot lights and radiator.

#### BEDROOM TWO (SIDE)

13'5 x 9'1 (4.09m x 2.77m)

Windows to the side with countryside views and there is also a radiator.

#### BEDROOM THREE (REAR)

13'3 x 7'2 (4.04m x 2.18m)

Large windows with great views over the gardens and adjoining countryside and there is also a radiator.

#### SHOWER ROOM

Modern suite comprising large walk in shower, vanity unit with wash hand basin, low flush W.C, windows and radiator. There is a door to a spacious airing cupboard.

#### OUTSIDE

The property is accessed of Sandy Lane through an electric sliding gate to the parking area which leads to the workshop. Also off Sandy Lane is a feature curved brick wall with pedestrian gate leading into the gardens. There is a path that leads to the large south facing paved sun terrace with pergola and access to the formal landscaped gardens. The gardens comprise of lawns, mature flower borders with a wide variety of specimen trees, plants and shrubs. There is a path that winds its way down to the bottom of the garden to a composting and utility area for the gardens.

To the rear of the property is a lawned area, mature formal garden with shrubs and plants, paved patio area and greenhouse. There is access from the patio area into the rear of the workshop. To the side of the house by the side patio area is a small brick built store.

#### TIMBER SHED / WORK SHOP / OFFICE

8'4 x 8'4 (2.54m x 2.54m)

Timber shed that has been insulated and has its own power supply. It is currently being used as shed but could also be used as a workshop or potential home office.



#### WORKSHOP

16' x 15'8 (4.88m x 4.78m)

Double doors from the drive and single door to the rear. Adjacent to this is a 2nd store area where the oil tank is located.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)  
WH1503 231224

#### DIRECTIONS

Directions from Market Drayton drive out on the A53 and follow the road for just under 2 miles. Go past the turning for Woore and after about 1/4 of a mile turn left into Sandy Lane and the property is located on the left.

What 3 Words: highly.energy.destiny

#### COUNCIL TAX -

The current Council Tax Band is 'F'. For clarification of these figures please contact Newcastle under Lyme Borough Council. <https://www.newcastle-staffs.gov.uk/council-tax>

#### SERVICES

We believe that mains water and electricity are available to the property. Drainage is to a septic tank and the heating is via an oil fired boiler to radiators.

#### TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

#### LOCAL AUTHORITY

Newcastle Borough Council, Civic Offices, Merrial Street, Newcastle Under Lyme, Staffordshire, ST5 2AG

#### ANTI-MONEY LAUNDERING (AML)

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.

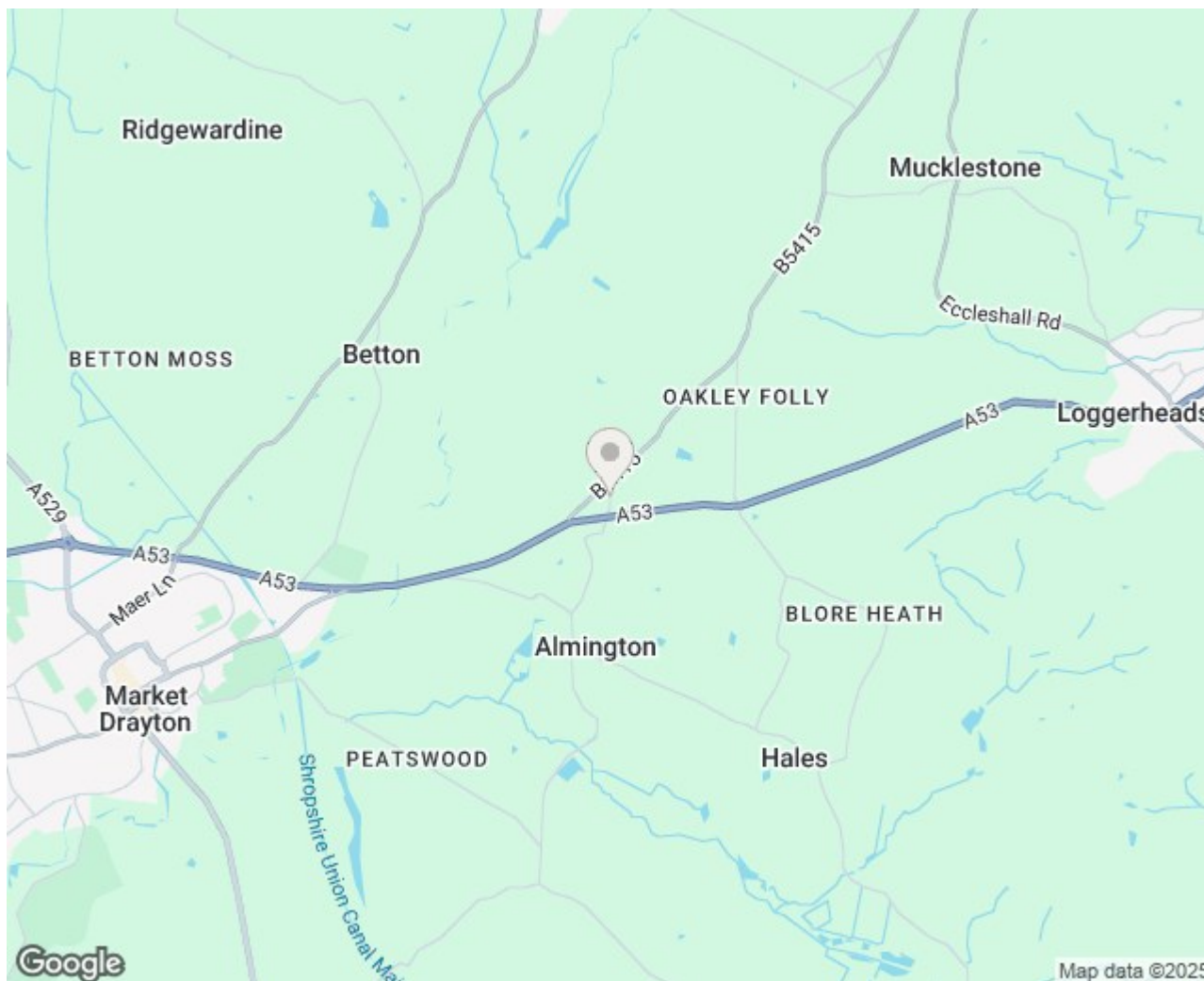






# FOR SALE

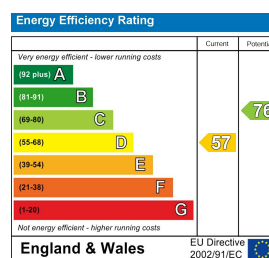
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend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



### 01948 663230

**Whitchurch Sales**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: [whitchurch@halls.gb.com](mailto:whitchurch@halls.gb.com)



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