



FOR SALE

Offers Over £420,000

Lavender Cottage 12 Newport Road,
Woodseaves, Market Drayton, Shropshire,
TF9 2AP

Lavender Cottage is a wonderful spacious semi rural family home. The property briefly comprises porch, hall, sitting room, dining room, breakfast kitchen and large garden room. There are three bedrooms and a luxury bathroom suite. Outside there are large landscaped gardens that backs onto farmland. There is ample parking, garage, work shop and potting shed. Viewing is a must!



Market Drayton 2 miles. Newport 10 miles, Whitchurch 13 miles and Shrewsbury 13 miles. All distances are approximate.



- **Charming Semi Detached Cottage**
- **Large Landscaped Gardens**
- **Countryside Views**
- **Hall, Cloaks with W.C**
- **Sitting Room, Dining Room,**
- **Large Kitchen / Garden Room**
- **3 Double Bedrooms, Bathroom**
- **Workshop, Garage & Parking**

Location

The property is situated in the hamlet of Woodseaves just 2 miles south of Market Drayton. There is a local public house close by and there are a great range of local shops and services in Market Drayton. There are great leisure pursuits close by whether that is walking along the canal, playing golf, cricket, rugby and football Market Drayton has it all. There are some great local schools and The Grove secondary school.

For those who work further afield the A41 & and A53 are easy to access and the M6 is only 15 miles away.

Brief Description

This is a wonderful and much loved family home presented to a high standard. The owners will be sad to leave as they are retiring and moving back to the South West of England. The property offers spacious accommodation over two floors and comprises a side entrance porch, entrance hall, cloaks with W.C, boot room with storage seat and cupboard, sitting room, dining room, large open plan kitchen and garden room. To the 1st floor are 3 bedrooms and a wonderful modern bathroom. The property has double glazed windows and oil fired central heating.

The property has a block paved in and out drive to the front and a garage. When you go through the gate from the drive you enter the beautifully landscaped gardens with flower borders with a wide range of plants, trees and shrubs. There are lawned areas, timber framed gazebo and a number of seating areas. The South West facing gardens back onto farmers fields and enjoy wonderful sunsets throughout the year. There are also a range of very useful outbuildings including a garage, work shop and potting shed.

Accommodation Comprises

Side entrance door opens into the entrance porch with tiled floor and windows. There is a step and door to the hall.

Entrance Hall

Window into the sitting room and door to the cloaks.

Cloakroom

Suite comprising low flush W.C and wash hand basin.

Breakfast Kitchen

Farmhouse style kitchen with a wide range of base and wall mounted unit, extensive granite work top surfaces and inset drainer sink unit. There is space for an electric cooker, integrated dish washer, space and plumbing for a washing machine and tumble dryer. The kitchen has a cupboard that houses the fridge freezer.

Garden Room

This wonderful garden room has double glazed windows and doors overlooking the landscaped gardens and farmland. The garden room has a tiled floor as well as underfloor heating, and a corner log burning stove.

Dining Room

Feature exposed beam, fire place, double glazed window to the front and door to under stairs store cupboard. Open door way through to the sitting room.

Sitting Room

Feature brick fire place with log burning stove, double glazed windows to the front and side that overlooks the side gardens.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



1st Floor Landing

Stairs ascend from the dining room to the 1st floor and there is a door to the landing.

Bedroom One (Rear)

Double glazed window with amazing views over the surrounding countryside and enjoys wonderful sunsets. There is a large range of fitted wardrobes and a radiator.

Bedroom Two (Front & Side)

Double glazed windows to the front and side with views, there is a recess which once housed a sink. This has been capped, and would be ideal for a wardrobe and a radiator, or could easily be converted to a small ensuite.

Bedroom Three (Front)

Double glazed window to the front, range of fitted wardrobes and a radiator.

Family Bathroom

Luxurious modern white suite comprises tiled bath with shower mixer tap, separate shower enclosure, vanity unit with wash hand basin and W.C. There is a large inset wall mounted mirror, double glazed windows and radiator.

Outside

The property is accessed off the Newport Road to a block paved in and out drive. The drive continues to the detached single garage. Behind the garage is a useful bin store and the oil tank.

There is a detached outbuilding with workshop and potting shed. Both of which have power and lighting.

Garage

Up and over door, power, lighting and side door.

Landscaped Garden

The large rear garden is beautifully landscaped and there is a timber framed gazebo with seating area, large block paved patio area and further seating areas around the garden. The gardens have lawns, flower borders with a wide range of specimen plants, trees and shrubs. There is also a greenhouse and kitchen garden area.

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 & Onthemarket.com
WH1603 200325

Directions

From the centre of Market Drayton drive out heading South on the Newport Road for just under 2 miles and you enter Woodseaves and Lavender Cottage is located on the right hand side.

What 3 Words: laptop.skipper.neat

Council Tax - Shropshire

The current Council Tax Band is 'D'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Tenure - Freehold

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

Services

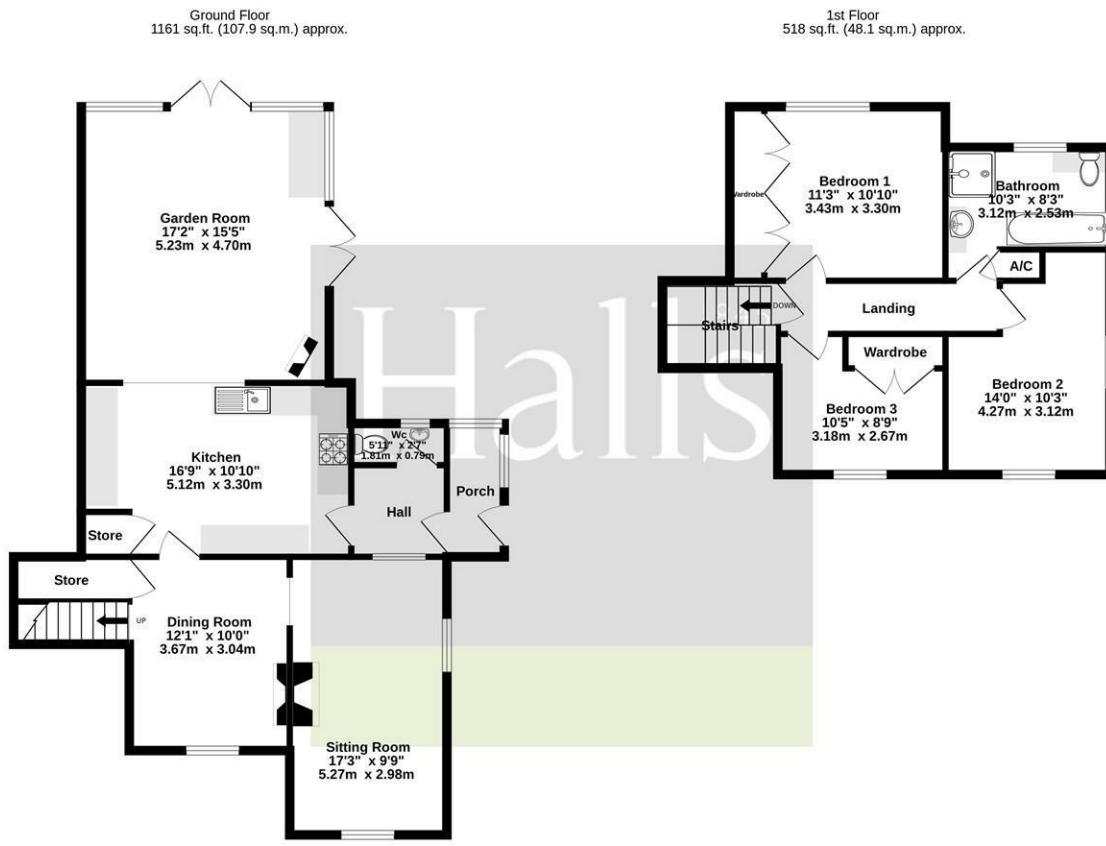
We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

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.

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TOTAL FLOOR AREA : 1679 sq.ft. (156.0 sq.m.) approx.
 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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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 Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus) A			86
(B1-91) B			
(C9-80) C			
(D5-68) D			
(E9-54) E		51	
(F21-38) F			
(G1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Whitchurch Sales
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