



Gargrave Cottage, Woodseaves



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## Gargrave Cottage

Newport Road, Woodseaves  
Market Drayton  
TF9 2AT

Market Drayton 3 miles | Newport 9 miles

Shrewsbury 19 miles | Telford 19 miles

M54 (J3) 17 miles | Stafford station 20 miles

**A part-sandstone period cottage with a wealth of attractive features, extended to create the current impressive accommodation**

- L-shaped dining/living room with impressive Inglenook fireplace with open fire, period features, ash hardwood floor
- Conservatory, kitchen, utility, WC
- Four bedrooms, master with en-suite/dressing room, family bathroom
- Extensive gardens, 0.67 Acre in all
- Far reaching views over farmland to rear



Gargrave Cottage is found in the small hamlet of Woodseaves just three miles from the historic town of Market Drayton and nine miles from the thriving and popular town of Newport. Both towns have a wide range of amenities including schools, shops, supermarkets, leisure facilities and doctors' surgeries.

Within a 20-mile radius are Telford, Shrewsbury and Newcastle-under-Lyme, all of which offer a wider range of services.

The thriving nearby village of Hinstock offers a range of local amenities including post office and shop, church, village hall, nursery and primary school and a pub. In addition the Four Alls Pub is only a short distance from the property.

The area is well served by private and state primary and secondary schools and the award-winning Harper Adams University is situated in nearby Newport with Keele University located in The Potteries just 15 miles north east. Furthermore the property is well placed for commuters with excellent road links and nearby rail links as well as a number of international airports within 1.5 hours' drive.

Originally utilised as the village schoolhouse, this attractive period property has a wealth of original features internally including exposed beams. The extension and improvement works carried out by the current owners have been carefully considered to further enhance these features.



The house is approached from a substantial gravel parking area and from here the main entrance door leads to a rear entrance hall and on to the dining area. The well-equipped kitchen has a comprehensive range of wall and base units with integrated cooker and hob. This is complemented by a utility room which houses further appliances and a separate WC.

The impressive L-shaped sitting and dining room offers substantial and versatile living space. The sitting area benefits from a feature sandstone Inglenook fireplace with open fire which creates a cosy and welcoming feel to the room whilst the adjacent area has a window overlooking the garden. From the sitting area a door gives access to the conservatory which has half height glazed walls and double doors leading to the patio area and the fabulous garden beyond.

To the first floor are four bedrooms, the master enjoying a superb view over countryside to the rear and an expansive en-suite bathroom/dressing room. There is also a family bathroom.

The grounds at Gargrave Cottage are a true delight, found predominantly to the rear they extend to 0.67 Acre and are mostly laid to lawn with the borders filled with a fine selection of trees and shrubs. At the far end of the garden is an area of rough ground which would be ideal for use as a vegetable patch and or for the housing of chickens.

The gardens and the seating area to the rear of the house are well placed to fully enjoy the far-reaching views over the surrounding countryside with Hawkstone Hills visible in the distance. Mature hedges and fencing ensure total privacy.





### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Services

Mains electric and water are connected. Oil fired central heating system. Drainage is to a private septic tank. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural who can be contacted on 01630 692500.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

### Directions

From Market Drayton follow the A529 out of the town towards Hinstock. The hamlet of Woodseaves is found after three miles and Gargrave Cottage can be seen from the roadside although access is gained by turning right on to Sydnall Lane and then immediately right in to the private driveway.

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"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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