



2 Salisbury Hill Cottage
Market Drayton | Shropshire





2 Salisbury Hill Cottage

Sutton, Market Drayton
Shropshire, TF9 2HX

A fantastic opportunity to purchase an idyllic and attractive equestrian property, with mature gardens and surrounding land in Sutton, Shropshire.

- Entrance porch, cloakroom, w.c.
- Modern open plan kitchen/dining room
- Principal living room, large utility and snug/office
- Modern conservatory
- Master bedroom with en-suite shower room
- Three further double bedrooms & family bathroom
- Large patio area with mature gardens & orchard
- Hedge lined private driveway with ample parking
- Recently erected stables with adjacent barn and outbuildings
- Direct access onto a local Bridle Path
- In all approx. 9.6 acres

Approximate distances in miles:
Market Drayton 2 miles | Whitchurch 12 miles
Shrewsbury 19 miles | Ellesmere 23 miles
Chester 33 miles

Location

The property is situated in a quiet rural location and adjoins the picturesque grounds of the local Market Drayton Golf Club.



Approached down a long private hedge lined driveway onto a parking sweep to the rear of the property, Salisbury Hill Cottage is beautifully secluded, however, it has good access to the main A41 only one mile away, providing extensive transport links.

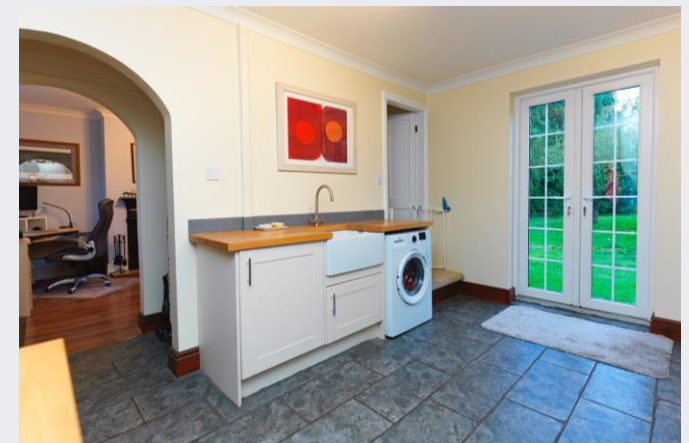
The nearby market town of Market Drayton provides excellent amenities for a range of requirements, including main brand grocery and convenience stores, pubs and restaurants.

On the educational front, there is a large selection of private and state schools in the area. Market Drayton has nursery, high school and sixth form schools within the town. There are well known independent and state schools nearby at Whitchurch, Newport, Shrewsbury and Ellesmere.

For the equestrian enthusiasts, the locality is outriding heaven with many quiet country roads surrounding the property, with access to extensive bridleway networks. The property is surrounded by Market Drayton Golf Course and open farmland. The town itself has established football and rugby clubs, with tennis, swimming and cricket facilities also available.

Description

A well-positioned four-bedroom detached property, standing in 9.6 acres of well-established grassland, ideal for those with an equestrian interest. Salisbury Hill Cottage offers ideal family accommodation with the benefit of its own surrounding land, stables, mature gardens and outbuildings.





The entrance porch leads into a tiled hallway going into the recently modernised and extended kitchen. The large kitchen/dining room provides plenty of natural light and a warm atmosphere with access into the conservatory and principal living room. The living room features a substantial inglenook fireplace and dual-aspect windows. Adjacent the kitchen, to the other end of the property, is a large utility room with French windows leading to the rear garden and a snug/office beyond.

The first floor consists of four bedrooms and a family bathroom. The master bedroom benefits from dual aspect with French windows and a Juliet balcony and an en-suite shower room. Three further double bedrooms and a family bathroom complete the first-floor level, all having excellent views over the surrounding countryside.

A monitored security alarm is fitted to the property.

Externally

The gardens are generous and mature with a well-established orchard including damson, plum, greengage and apple trees and have beautifully maintained lawns with mature hedging to its perimeter. In addition to this the property benefits from a large patio area to the rear with wonderful views of the land and surrounding countryside. Furthermore, the property offers a vegetable patch, fishpond and a range of useful outbuildings.

To the front of the property is a multi-functional timber clad building, which is currently used as a yard tearoom, storage space and tack room. This building was originally used as stabling and could be re-established for two further stables and tack room.



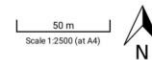
There is a large timber clad building with concrete floor and mains power connected. It is currently used as a garage and workshop with excellent storage and ample space for two cars. The tack room and garage areas are covered by the security alarm operated from the house. Adjacent to the garage is an agricultural steel framed building with front opening, previously been used for raising calves and would have a number of other uses. Currently used for hay and straw storage. The main range of stables has been recently built and offers 4 large stables with grooming bay and storerooms at either end. The stables sit on a concrete base with cantilever roof, mains water and power are connected. Adjacent to the stables is a 40m x 20m arena with fenced perimeter and mirrors. The land is all down to grass and divided into functional paddocks with central timber field shelter.

Due to the private location of the property, there is direct access onto local bridle paths providing excellent access to miles of superb out-riding. The property is also registered as a small holding.





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Services

- Mains water and electricity
- Oil fired central heating
- Private drainage via a septic tank
- EPC rating D
- Tenure: Freehold

Local Authority

- Shropshire Council
- Tax Band: D

Directions

Leave the town via the High Street and down Phoenix Bank turning right into Newtown before the Swimming Centre. Continue along Walkmill Road and then take the turning on the left-hand side, over the bridge and continue along this road for approximately 1 mile until reaching the golf course entrance on the left-hand side. Turn into the main car park and continue straight across and onto a bridle path which then leads to the driveway to the property which will be found on the left-hand side. If approaching from the A41 proceed towards Tern Hill and at the staggered crossroads turn into Sutton Road, signposted Market Drayton golf course and Sutton. Keep on this road for approx. 1.75 miles and you will find the golf course entrance. Take the road through the golf course car park, continue uphill on the driveway and take the second turning to the left through the gateway.

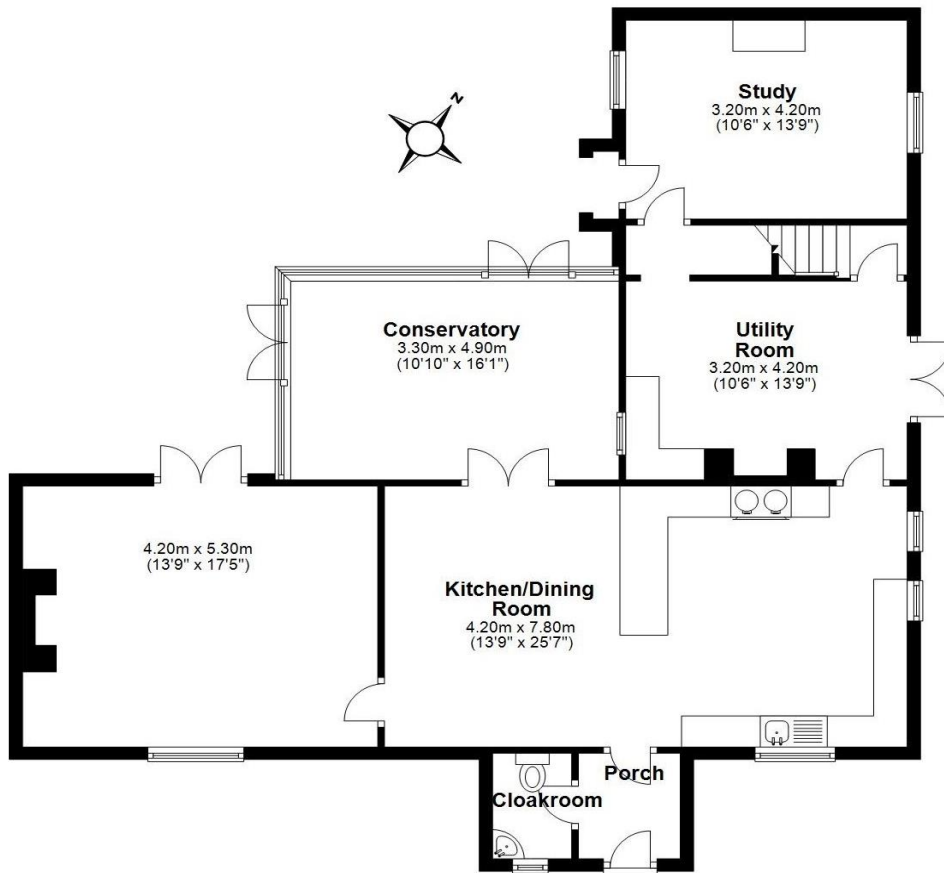
Viewing

Strictly by appointment with Jackson Property 01948 666695 or 01743 709249.



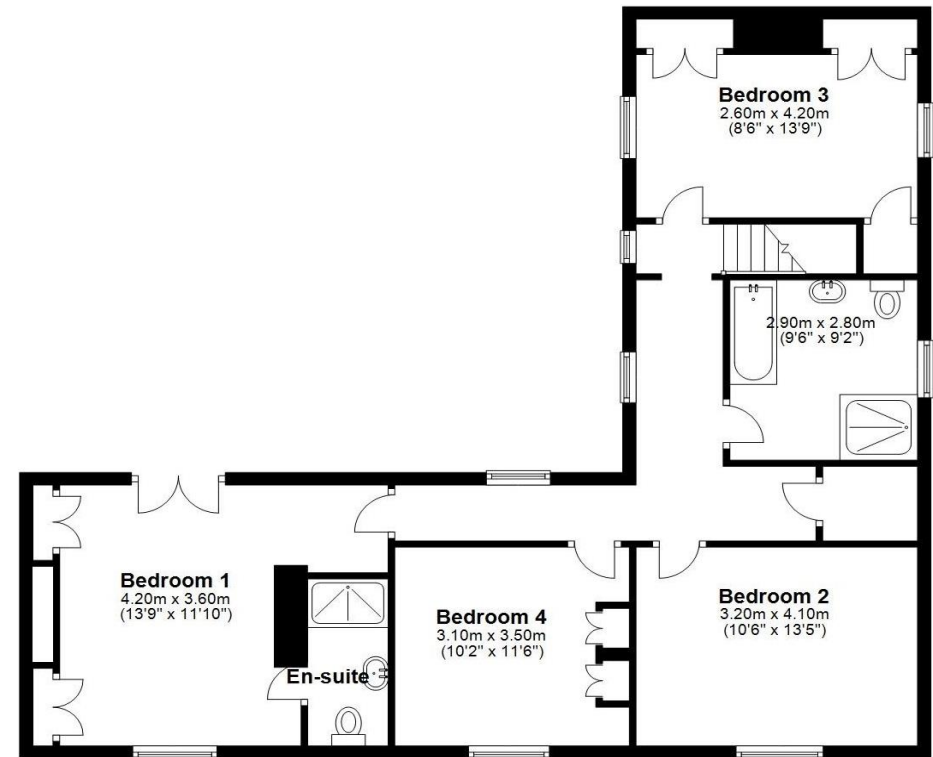
Ground Floor

Approx. 109.5 sq. metres (1178.7 sq. feet)



First Floor

Approx. 86.2 sq. metres (927.3 sq. feet)



Salisbury Hill Cottage



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