



**FOR SALE**

Offers in the region of £599,500

Bay Tree Cottage, School Lane,  
Marchamley, Shropshire, SY4 5LD

A beautiful and tastefully presented detached period thatched country residence, dating back to the 17th Century, with generous lawned gardens, double garage, and stunning views to the rear over open farmland towards Cheshire in the distance.



MILEAGES: Whitchurch 9 miles, Market Drayton 7.6 miles, Shrewsbury Town Centre 15.6 miles, Newport 14.4 miles and Telford 17.7 miles. All mileages are approximate.



- Period thatched house
- Beautiful accommodation
- 3 Recs, 4 Beds, 3 Bath/Shower
- Generous lawn gardens
- Double garage & good parking
- Stunning views

#### DIRECTIONS

From Shrewsbury take the A53 to Hodnet. Proceed into the village and at the top of the bank carry straight on signposted Whitchurch. Continue then onto Marchamley and take a left turning on a sharp right hand bend. Proceed up this lane for a short distance and turn first right into School Lane. Follow the road a short distance and the property will be seen on the right hand side.

#### SITUATION

The property is attractively situated in the slightly elevated position with wonderful views to the rear, providing a panoramic aspect over open countryside to the South Cheshire hills (on a clear day) in the distance. The property sits off a quiet lane, whilst the village remains relatively undeveloped. The neighbouring village of Hodnet offers a good range of basic amenities including shop, medical centre, primary school and pub. More comprehensive amenities can be found at Market Drayton, Whitchurch or Shrewsbury. Commuters will find that the property is well placed for access to a number of commercial centres, including the Potteries, Wolverhampton, Telford and Shrewsbury. Golfing enthusiasts have ready access to a nearby club at Hawkstone Park, Weston under Redcastle or Hill Valley Golf Club, Whitchurch. Regional airports include Birmingham, Manchester and Liverpool.

#### DESCRIPTION

Bay Tree Cottage offers an impressive and truly individual detached period country house, which is understood to date from the 17th Century, boasting a high degree of charm combined with elegance. The accommodation is tastefully

presented, whilst the rooms are deceptively spacious and combine traditional features including exposed beams, traditional ledge and brace doors, open fireplaces including a stunning inglenook to the sitting room and fine oak staircases.

The layout includes the original front reception hall flanked by the two main reception rooms, both of which have wonderful window aspects over the rear garden and views beyond. For those who wish to work from home there is a very useful study. To the one flank of the house is the rear reception hall with lovely oak flooring and fired earth tiling, this area then leads through to a wonderful open plan kitchen and breakfast room, which includes a range of bespoke oak faced kitchen units, granite work tops and appliances including a 4 oven AGA cooker. The breakfast area provides ample space for a good sized table, whilst there is also a very useful walk-in pantry.

On the first floor, there are two separate landing areas with the master bedroom suite also including a walk through dressing room and an en-suite bathroom. The remaining three bedrooms are then served by either the family bathroom or a separate shower room.

Outside, the generous size parking area adjoins a charming thatched double garage, whilst the gardens enjoy an extensive lawned area, overlooked by a generous size sun terrace which extends virtually the width of the house. There is an attractive sun decking area, which covers the old swimming pool and could be reinstated if required. For those seeking peace and quiet away from the house, there is a most useful summer cabin which overlooks the gardens and offers all sorts of opportunities such as studio space, exercise/gym room or hobby area.

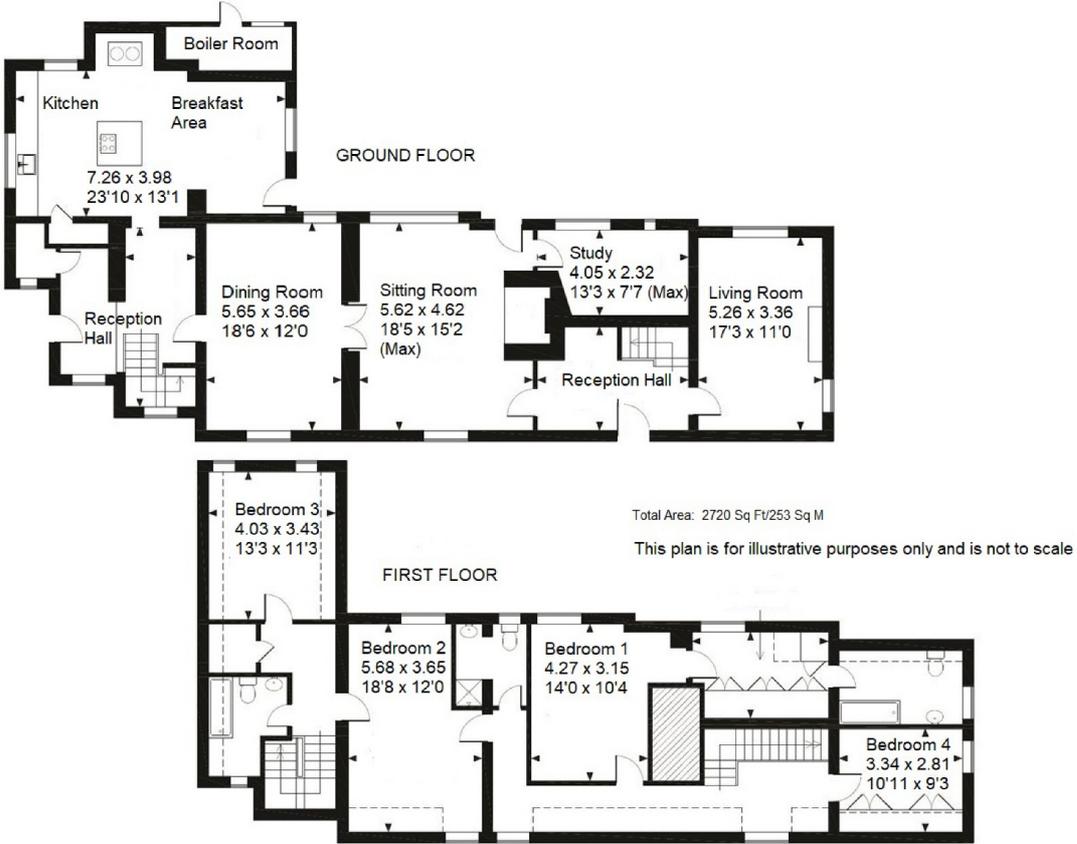
#### ACCOMMODATION

##### PORCH

Timber framed.

##### RECEPTION HALL

With quarry tiled floor. Beamed ceiling. Staircase with exposed oak work rising to the first floor.



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



4 Bedroom/s



3 Bath/Shower  
Room/s



#### LIVING ROOM

Exposed brick fireplace with attractive painted ornate woodwork surround, brick hearth and wood burning stove. Picture window providing stunning views.

#### SITTING ROOM

With beamed ceiling. Part exposed oak beam, stone flagged hearth and inset open fireplace having slate surround. Picture window overlooking the terrace with stunning views. French door leading out to the terrace.

#### STUDY

With fitted wall shelving.

From the Sitting Room a pair of stripped pine doors open to:

#### DINING ROOM

With beamed ceiling.

#### REAR RECEPTION HALL

Split level with oak flooring and 'fired earth' tiled floor. Oak external entrance door. Bookcase. Staircase with oak woodwork rising to the first floor.

#### WALK IN UTILITY CUPBOARD

With fitted worktop, space and plumbing for washing machine. Coat rack.

#### OPEN PLAN KITCHEN/BREAKFAST ROOM

Laid out as follows:

KITCHEN - with 'fired earth' tiled floor. Beamed ceiling. Fitted granite work surface with tiled splash and built in BELFAST SINK with mixer tap. A selection of bespoke oak faced kitchen units with pewter style handles and comprising cupboards and drawers. Connection for dishwasher. Cupboard for upright fridge freezer. Wall mounted matching eye level cabinet. Large GRANITE TOPPED ISLAND with built in ELECTRIC CERAMIC HOB UNIT with ELECTRIC LOW LEVEL OVEN under. Selection of



matching bespoke base cupboards including drawers. Exposed brick deep range housing for gas (LPG) black 4 oven AGA COOKER. WALK-IN PANTRY leading off with fitted shelving. BREAKFAST AREA: with oak flooring, exposed beamed ceiling, oak framed and glazed French door leading out to the rear terrace.

#### FIRST FLOOR LANDING

With oak balustrade. Part sloping ceiling.

#### MASTER BEDROOM 1 (Double)

With window providing stunning views. Built in double wardrobe.

#### WALK THROUGH DRESSING ROOM

With extensive built in wardrobes and storage cupboards over. Fitted airing cupboard.

#### EN-SUITE BATHROOM

With marble tiled floor and part walls. Marble tiled panelled bath with chrome mixer tap and shower attachment. Granite topped vanity unit with inset wash hand basin. Cupboard under. Close coupled WC. Ladder radiator. Ceiling downlighters.

#### BEDROOM 2 (Double)

With fitted double wardrobe. Stunning views. Connecting door to:

#### SECONDARY LANDING

With access to loft space. Built in airing cupboard. Staircase descending to the Rear Reception Hall.

#### BEDROOM 3 (Double)

With access to eaves storage space.

#### FAMILY BATHROOM

With panelled bath having mixer tap and tiled splash. Close coupled WC, vanity unit with wash hand basin with cupboard under.



Leading off the main landing is:

#### **BEDROOM 4 (Single)**

With fitted cabin bed. Two built in double wardrobes.

#### **SHOWER ROOM**

With tiled shower cubicle, wash hand basin and close coupled WC.

#### **OUTSIDE**

Recessed tarmacadam entrance with gated access onto a gravelled driveway/courtyard with ample parking space for a number of cars.

#### **DETACHED GARAGE**

5.49m x 5.41m (18'0 x 17'9)

Built of brick and thatch with sliding timber entrance door.

External LEAN-TO LOG STORE and oil storage tank.

#### **THE GARDENS**

To the front of the house is a lawn divided by random stone flagged pathway leading to the porch. There is a front, mainly box hedge and wicket gate. A pathway extends around the house to the main rear garden, which provides an extensive random paved and EXTENSIVE SUN TERRACE, which extends virtually the width of the house. Steps lead down to a good size lawn with various screens of laurel and mixed hedging, providing good privacy. The borders also include a selection of specimen trees, whilst within the main garden area is a specimen shrubbery bed and an EXTENSIVE TIMBER SUN DECKING AREA, covering the

swimming pool - presently not in use. Adjacent is a PATIO AREA and shrubbery bed. To the flank of the garden is a lovely TIMBER CABIN approx 13'10 x 10'7 being timber lined internally with power points and lighting and used as a gym or hobbies room although would have opportunities use as a studio or office. External cold water tap. Timber and felt GARDEN SHED.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

Fitted carpets as laid and most light fittings are included.

#### **SERVICES**

Mains water and electricity are connected. Foul drainage is to a septic tank. Oil fired central heating system. None of these have been tested.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **LOCAL AUTHORITY**

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'G'.

#### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

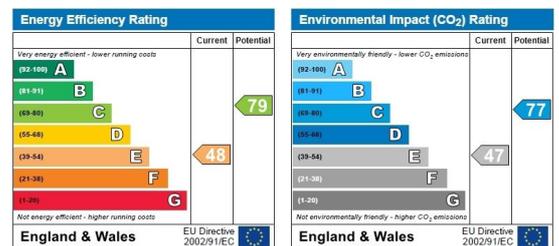
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



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**Shrewsbury office:**  
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