



SAMUEL WOOD

Laurel Cottage, 9 Lockleywood, Market Drayton, Shropshire, TF9 2LT

Asking Price £700,000



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- Beautifully Presented Cottage
- Four Generously Sized Bedrooms
- Three Spacious Reception Rooms
- Detached Double Garage & Large Driveway with Gated Access
- Oil Central Heating
- Approximately Two Acres of Land & Stables
- Recently Renovated Kitchen
- Two Bathrooms
- Contemporary High Specification Kitchen
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented rural cottage in Lockleywood north Shropshire. Sitting in approximately two acres of land the property boasts a triple stable, detached double garage, extensive gardens and fields. A recent renovation project with a well designed layout boasting contemporary living spaces, while maintaining the traditional charm of a rural country property. Situated in the picturesque village of Lockleywood near Hinstock close to local amenities including a post office, shop, village hall, within excellent school catchment and near useful road links. Viewing is highly recommended by the selling agent to fully appreciate this wonderful home.

Laurel Cottage, located at 9 Lockleywood in Market Drayton, is a charming four-bedroom detached property set amidst approximately two acres of equestrian land. The exterior boasts a detached double garage, a triple stable and ample parking for multiple vehicles, all accessed via electronic gates. The grounds are perfectly suited for equestrian enthusiasts or those seeking a private rural retreat. The gated entrance ensures privacy, while the surrounding countryside provides serene views, adding to the property's idyllic appeal.

The ground floor of Laurel Cottage combines modern functionality with rustic charm. Upon entering, a porch leads into an inviting entrance hall that sets the tone for the home. The living room features a cosy log burner and exposed beams, exuding character. The large oak kitchen, fitted with built-in appliances and quartz worktops, serves as the heart of the home. Additional spaces include a snug and a formal dining room, offering versatility for entertainment and relaxation. A utility room, cloakroom and an extensive conservatory complete the ground floor, providing practical amenities and bright airy spaces for year-round enjoyment.

The first floor continues to impress with four generously sized bedrooms, offering ample accommodation for family or guests. Two bathrooms, both contemporary and recently refitted, provide comfort and convenience. The larger bathroom features a spacious shower room, while the second bathroom offers a more compact yet functional layout. The rural views from the rear add to the tranquil atmosphere of the property, ensuring a peaceful living experience. With its blend of characterful features, modern updates, and outdoor amenities, Laurel Cottage offers a perfect blend of charm and practicality.







Directions

Services: We understand that the property has oil central heating, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 7Mbps. Our clients use mobile broadband (Airband infrastructure installed and can be re-enabled with ease)

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans

GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA: 1929 sq.ft. (179.2 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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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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