

# James Du Pavey

INDEPENDENT ESTATE AGENTS

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## Willow House 124, Jug Bank, Ashley, Market Drayton, Shropshire, TF9 4NJ

£440,000

Getting its name from the stunning Weeping Willow tree in the garden, Willow House stands proud on Jug Bank, Ashley with beautiful gardens to the rear, detached double garage and workshops and green houses within the garden. The property is immaculately presented with characterful tiles in the hallway, exposed beams in the dining room displaying the character yet neutral colour schemes and modern fixtures bringing it up to date. Parts of the property date back to the 1850's, and whilst it's been renovated and extended over the years the features shine through. Inside the central hallway provides access to the lounge and sun room to the rear along with the kitchen diner to the front. Off the kitchen is a separate utility room whilst to the end of the hallway is a ground floor shower room. Upstairs are four very well proportioned bedrooms, the master having en suite shower room, whilst there is a family bathroom accessed from the landing. Each room is bright and spacious with double glazed windows allowing natural light to spill in from all directions. Externally, the cottage garden design has been exploited with well stocked borders and beds throughout. There are two greenhouses, and two workshops within the garden along with a double garage with driveway in front. This property really is the epitome of country living yet all within easy access of towns and commuter links on the Staffordshire/Shropshire border. Don't delay, call today to arrange your viewing.



## ACCOMMODATION

### Ground Floor

#### Entrance Porch 5' 6" x 4' 9" (1.68m x 1.45m)

With secure external door with leading in from the driveway with adjacent window. There are tiles to the floor and ceiling lighting. An internal door opens into the entrance hallway.

#### Entrance Hallway 20' 8" x 6' 6" (6.29m x 1.98m)

A spacious hallway with doors to all of the ground floor rooms along with stairs up to the first floor. The room benefits from having tiles to the floor along with ceiling lighting and a radiator.

#### Kitchen/Diner 25' 3" x 11' 10" (max) (7.69m x 3.60m(max))

A spacious kitchen with dining area. The kitchen is fitted with oak base and wall units finished with granite effect work top to finish along with matching central island. Inset into the work top is a sink with drainer and mixer tap above along with range style cooker inset into a tiled surround. Integrated into the units is a fridge, freezer, microwave and dishwasher. The kitchen area benefits from having a front facing UPVC double glazed window along with ceiling lighting and tiling running through to the dining area. The dining area creates ample space for a large table and chairs whilst there are beams to the ceiling along with ceiling lighting, a front facing UPVC double glazed window and tiles running through from the kitchen.

### Utility Room

Having both side facing and front facing UPVC double glazed windows along with door leading to a large pantry this room is neutrally decorated with quarry tiling to the floor and ceiling lighting whilst being fitted with base units with space and plumbing below for a washing machine along with sink and drainer with mixer tap above set into the work top. The oil fired boiler powering the central heating system is also found here.

#### Lounge 20' 11" x 11' 7" (6.37m x 3.53m)

A bright and spacious room with doors opening out to the rear garden with shutters in front and a side facing UPVC double glazed window. The log burner is the focal point of the room set upon a tiled hearth whilst there is carpet laid to the floor, ceiling lighting and a television connection point.

#### Sun Room 6' 11" x 6' 6" (2.11m x 1.98m)

An additional space to sit with door leading in from the hallway and out to the garden. There are tiles laid to the floor along with windows to both the rear and side.

#### Shower Room 6' 0" x 5' 9" (1.83m x 1.75m)

A useful shower room on the ground floor fitted with a corner shower unit having thermostatic mixer shower inside, a low level flush WC and a wall mounted wash hand basin with mixer tap above. The room benefits from having a tiled splash back along with a rear facing UPVC privacy glazed window, extractor fan and recessed spot lights to the ceiling.

### First Floor

#### Landing

A spacious landing with carpet to the floor, rear facing UPVC double glazed window, doors to all first floor rooms, a loft access hatch and recessed spot lighting to the ceiling.

#### Master Bedroom 20' 9" (max) x 11' 8" (6.32m (max) x 3.55m)

A fantastic space with both side and rear facing UPVC double glazed windows. The room is neutrally decorated with carpet to the floor and finished with a combination of ceiling lighting mounted into a decorative ceiling rose and reading lights to the walls. There is a large built in wardrobe along with door to the en suite. The rooms is finished with a radiator.

#### En Suite 7' 0" x 5' 8" (2.13m x 1.73m)

Fitted with a double shower enclosure with thermostatic mixer shower inside and bi-fold glazed doors, a low level flush WC and a wall mounted wash hand basin with mixer tap above. The room is tiled to the floor and splash back areas with a mirror behind the sink. There is a side facing privacy glazed UPVC window, recessed spot lights to the ceiling, a radiator and an extractor fan.

#### Bedroom Two 13' 10" x 11' 4" (4.21m x 3.45m)

A second double bedroom with front facing UPVC double glazed window. The room is neutrally decorated with ceiling lighting to finish and benefits from having a radiator and television connection point.

#### Bedroom Three 11' 10" x 10' 10" (3.60m x 3.30m)

A third double bedroom with front and side facing UPVC double glazed window. The room is neutrally decorated with ceiling lighting to finish and benefits from having a radiator and television connection point.

#### Bedroom Four 7' 8" x 6' 4" (2.34m x 1.93m)

A fourth bedroom or study with rear facing UPVC double glazed window. The room is neutrally decorated with carpet to the floor and finished with a ceiling light and a radiator.



#### Bathroom 8' 3" x 6' 3" (2.51m x 1.90m)

Fitted with a modern suite including a double ended panel bath with mixer tap above and thermostatic mixer shower above with glazed screen, a bowl sink with mixer tap above mounted onto a vanity storage unit and a low level flush WC. The room is tiled to the floor and splash areas whilst there is a side facing privacy glazed window, recessed spot lighting to the ceiling and vanity mirrored storage cabinet.

#### Exterior

The front of the property has a private driveway with parking for three cars and access to the double garage. Further parking is available on the other side of the house. A picket fence with gates and a range of planted shrubs and hedging including Camelia gives access to the entrance of the house and gardens to the front of the property. Decorative paving leads around to the side and to the rear garden, which is beautifully landscaped with a raised patio area having access from the sun room and with a range of flowerbeds planted with a gorgeous range of country plants, shrubs and rose bushes. The boundary is of high level hedging with a range of mature specimen trees and the main garden is laid to lawn with decorative beds and borders. One of the main attractions of the garden is the grand Willow tree which is lit by a spotlight and there is also a rose arch with further decorative planting. The garden is a fantastic size and offers a private setting due to the high level hedging and mature trees... a picture perfect country garden!

#### Double Garage 18' 11" x 16' 2" (5.76m x 4.92m)

With electric light and power and having a metal up and over door and a window to the side aspect and a door from the greenhouse.

#### Greenhouse 11' 1" x 8' 9" (3.38m x 2.66m)

Having side door access from outside with full height glazing with leaded detail and having windows to two aspects with raised flowerbed for planting. There is concrete flooring and electric light and power. A door opens through to a workshop/stable.

#### Stable/Workshop 12' 0" x 12' 0" (3.65m x 3.65m)

Of wooden construction and having a pitched roof with a window through to the greenhouse. Concrete floor and also having electric light.

#### Greenhouse 8' 0" x 6' 4" (2.44m x 1.93m)

Accessed off the rear patio. With a lean-to roof, glazing to two sides, concrete flooring, raised flowerbed, power and electric light. Door through to a workshop.



#### Work Shop 7' 8" x 6' 1" (2.34m x 1.85m)

Having a window to the front aspect, electric light and power.

#### Directions

From Eccleshall, head out on the Loggerheads Road, driving through the villages of Pershall, Croxton and Wetwood. Just before entering Hookgate, turn right onto Lower Road (opposite Chapel Lane), follow the road round and ignore the first right hand turning onto Jug Bank, then take the next right hand turning which leads you to the other end of Jug Bank and the property is situated after a short distance on the left hand side.

#### Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 851886.

#### Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

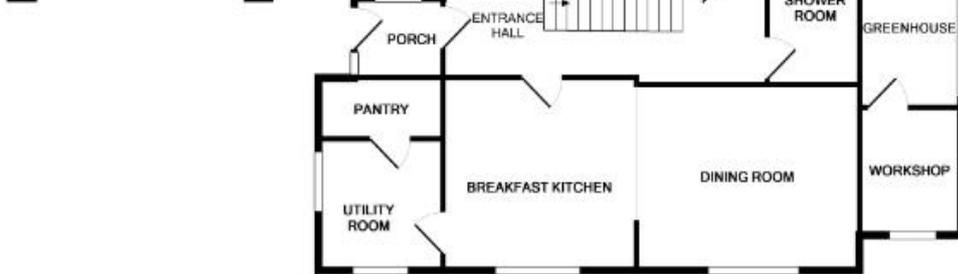
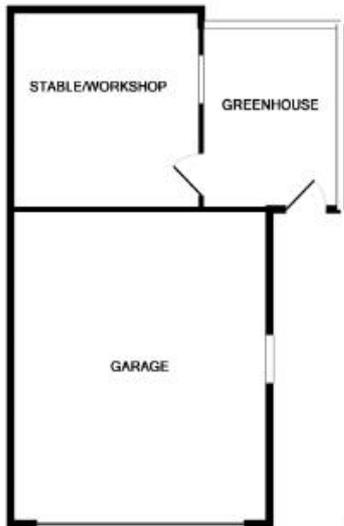
#### Agents' Notes

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#### Independent Mortgage Advice

Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs.

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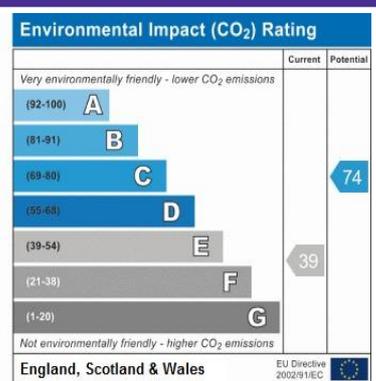
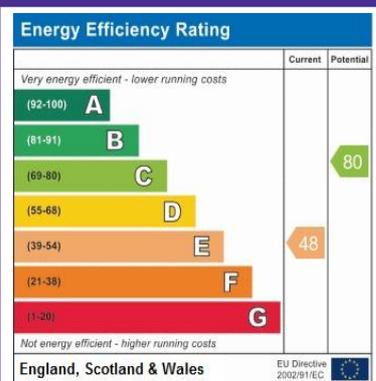


GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR



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