



The Mount, Sovereign Lane, Ashley, Market Drayton, TF9 4LS



Offers Over £750,000

A mature family home at the heart of Ashley village set in gardens extending to 0.66 acres. The Mount occupies an elevated plot at the end of Sovereign Lane, close to the village centre and a stones throw from picturesque country walks. The house has been in the same ownership for many years and offers comfortable, well appointed accommodation which caters for every requirement of modern family living featuring a welcoming entrance hall, three reception rooms, kitchen with space for casual dining and complemented by an elegant sufficiency of four double bedrooms, shower room and guest bathroom. Step outside and you will discover a large, private garden which offers endless opportunities for outdoor living, extensive parking and a two car garage. We do believe there may be opportunity to develop the plot further as there may be potential to build on the garden, although no enquiries have been made to the local authority. All in all a lovely family house in a very pretty village location.



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Enclosed Porch

Fully enclosed porch with wooden front door and window to the side, quarry tile floor. Radiator.

Cloakroom & WC

With white suite comprising: WC and basin. Quarry tile floor. Radiator.

Entrance Hall

A spacious and welcoming reception area with a lovely herringbone pattern parquet wood block floor, brick chimney breast with quarry tile hearth and open fire, turned staircase to the first floor landing with cloaks cupboard below. Half glazed wooden inner door from the porch. Large walk-in pantry. Radiator.

Lounge

A dual aspect sitting room with windows to the front and rear of the house. Inglenook fireplace with wooden mantle, Indian stone hearth and 'Clearview' wood burning stove. TV aerial connection. Three radiators.

Dining Room

Spacious entertaining room with bay window to the front of the house, window to the rear and French windows to the side opening through to the sun lounge. Chimney breast with stone fireplace, granite hearth and cast iron grate with open fire. Herringbone pattern parquet wood block floor. Three radiators.

Sun Lounge

A super addition to the living space with windows to three sides enjoying a lovely aspect overlooking the gardens, with French doors to the rear opening onto the patio area. Herringbone pattern parquet wood block floor. Radiator.

Breakfast Room

Adjoins the kitchen, with sliding patio doors opening to the patio and two rear facing windows overlooking the gardens. Fitted cabinets to one wall with integrated 'Rangemaster' American style refrigerator / freezer. Ceramic Minton style tiled floor. Radiator.

Kitchen

The kitchen features an extensive range of bespoke wall and base cabinets with solid french oak cabinet doors and contrasting granite work surfaces with inset twin bowl Belfast ceramic sink unit. Aga range finished in cream with matching Aga companion cooker. Quarry tiled floor.

Landing

Bedroom 1

A large double bedroom with windows to three sides, built-in wardrobes to one wall. Two radiators.

Bedroom 2

A large bedroom with windows to the front and rear of the house. Recess dressing area and fitted wardrobes to two walls. Three radiators.

Jack n Jill En-Suite Bathroom

With door from the landing and from bedroom 2. Fitted with a white traditional style suite comprising: bath with chrome Victorian style

mixer shower, pedestal basin & WC. Ceramic tiled floor and wall tiling to half height. Three windows to the side of the house. Radiator.

Bedroom 3

Double bedroom with two windows to the front of the house. Built-in wardrobe and large walk-in airing cupboard. Radiator.

Bedroom 4

Window to the rear of the house. Radiator.

Shower Room

Fitted with a white traditional style suite comprising: shower enclosure with electric shower basin, WC and bidet. Ceramic tiled floor and wall tiling to half height. Window to the side of the house. Radiator.

Outside

The house is approached over a long driveway off Sovereign Lane leading to parking area with space for a number of cars, turning area and a detached two car garage with twin up and over doors.

Gardens

The house occupies one of the larger plots in the locale standing in gardens extending to approximately 0.66 acres. The gardens are both delightful and interesting, laid mainly to lawn in separate areas and bordered by tall mature hedges which give a good degree of privacy from neighbouring properties. There is plenty of opportunity for outdoor living with Indian stone patio area immediately to the side of the house together with a large outdoor seating area with gravel patio and raised wooden deck with summer house. brick built former stable which opens onto the 'hidden' garden beyond the beech hedge. Storage area immediately to the side with oil storage tank.

Additional Information

The plot extends in total to approximately 0.66 acres and may offer potential for some form of residential development although no enquiries have been made to the local authority.

The Local Area

Ashley is a picturesque village located mid way between Newcastle-under-Lyme and Market Drayton, enjoying countryside walks from the doorstep, yet conveniently placed 15 minutes to the M6 jct 15. Locally there are a wide range of amenities from an excellent village surgery to well known gastro pubs. There is a primary school in nearby Loggerheads where you will also find a range of shops catering for day to day needs.

General Information

Services: Mains water, electricity & drainage. Oil fired central heating. There is no mains gas in Ashley village.

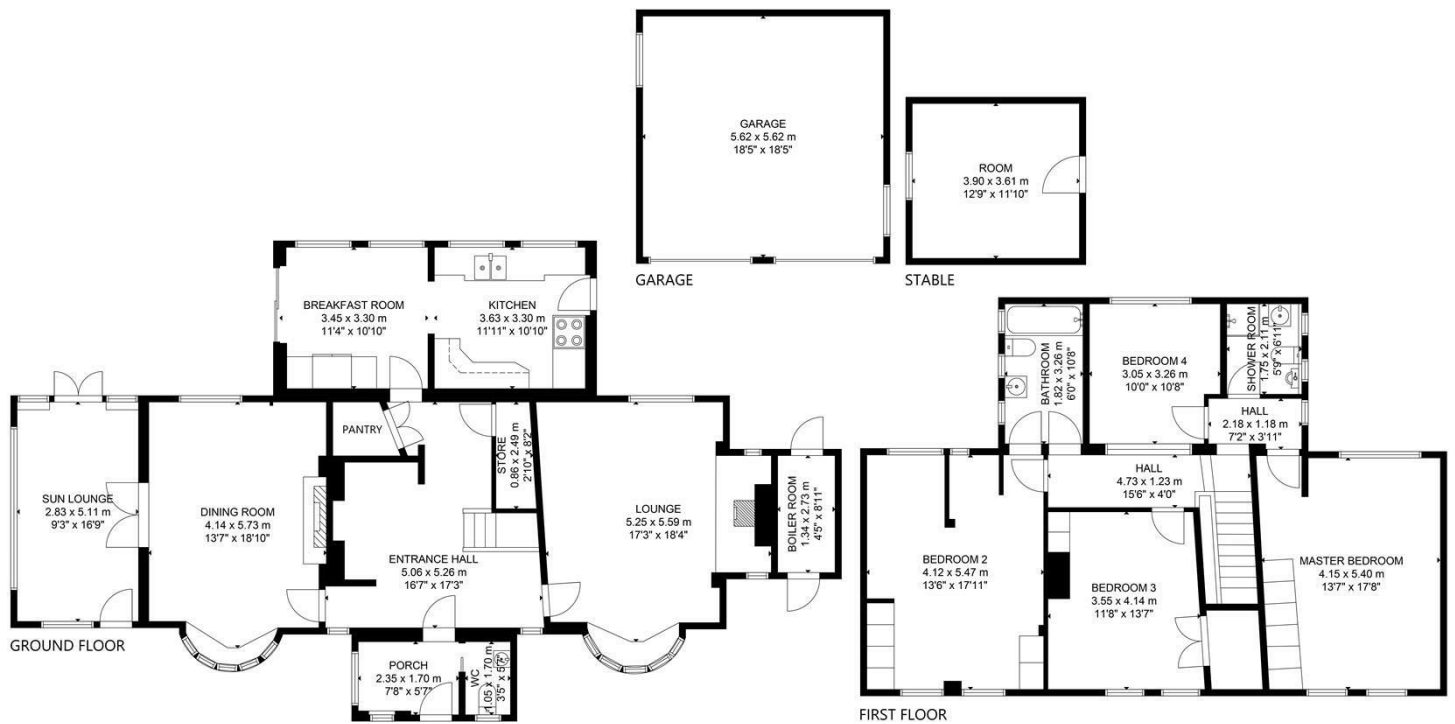
Tenure: Freehold

Council Tax Band G

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion.





GROSS INTERNAL AREA
TOTAL: 222 m²/2,394 sq ft
GROUND FLOOR: 125 m²/1,347 sq ft, FIRST FLOOR: 97 m²/1,047 sq ft
EXCLUDED AREA: BALCONY: 14 m²/151 sq ft, GARAGE: 32 m²/340 sq ft
BOILER ROOM: 4 m²/39 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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