



## Epaggelion, Chapel Lane

£500,000 Freehold



A fantastic opportunity to transform this detached home in Hookgate into your next dream home, with NO UPWARD CHAIN! • Four bedrooms, two bathrooms, a W.C and loft room on the first floor offer endless potential. • Get creative on the ground floor with a kitchen, utility, living room, dining room, versatile study room and W.C. • Outside, a large rear garden awaits year round fun with laid lawn and an array of plants, trees and shrubs. To the front more lawn, a sweeping driveway, double garage and carport await. • Located in Hookgate, enjoy great amenities, schools and travel links in close by Loggerheads, Eccleshall and Market Drayton.





Epaggelion, where the name itself, from the Greek meaning “a promise given”, sets the tone for everything this fantastic property has to offer and we promise, it’s overflowing with dream home potential! Set your sights on spacious living, flexible design and a charming home that truly keeps its promises with NO UPWARD CHAIN.

From the moment you sweep up the grand driveway, you’ll feel the allure. Park up, take a deep breath and step into a property brimming with character, charm and potential. Step into a welcoming porch and into a hallway that leads to delightful reception rooms and a convenient W.C. The living room promises to wow, with a large rear-facing window offering garden views worth daydreaming about, a fireplace to warm your evenings and wooden panelled walls for a touch of timeless character. Need flow? We’ve got French doors for that! They connect the living room to a bright dining room, ideal for hosting those special nights where memories are made. At the end of the hall, the kitchen is a blank canvas of cabinetry, bring your vision and let your creativity cook! There’s also a utility room to keep laundry day out of sight, out of mind, with access to the carport and outdoor store rooms for all your storage needs. Rounding off the ground floor is a versatile study, ready to become your future office, hobby room or potential additional bedroom? The choice is yours. And yes, it shares the same picturesque garden views!

Head upstairs to find four bedrooms, two bathrooms and a separate W.C. The master suite is a standout, with a generous double room, dressing room and private en-suite, a true retreat. Bedroom two is another spacious double, with its own sink area. Bedrooms three and four are charming well proportioned rooms that brim with potential. Oh and did we mention the converted loft room above the carport? With a little tweak in access, it’s ready to become your fifth bedroom, playroom, studio or secret hideaway!

With a carport, driveway, double garage, and two store rooms, this property ticks every practical box too. The rear garden is something out of a storybook, enjoy a tranquil, tree-lined paradise waiting to be explored. Mature Birch, Beech, Oak and Sweet Chestnut trees sway gently as birds sing overhead. Expect regular visits from curious squirrels and chorus performances from robins, blackbirds and even buzzards on morning patrol. It’s not just a garden, it’s your very own wildlife haven.

Perfectly positioned on Chapel Lane in Hookgate, enjoy the peace of village life with fantastic amenities, schools and travel links in nearby Loggerheads, Eccleshall and Market Drayton. So, what are you waiting for? With Epaggelion, you’re not just buying a house, you’re embracing a promise of a new beginning. A place where potential meets peace and every room holds a whisper of what could be. Give us a call today to book a viewing, don’t miss out!



"Charming 4 bed property with spacious reception rooms, potential loft conversion. Large garden with mature trees, wildlife views. Located in Hookgate, Loggerheads. Ideal family home, must see!"

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

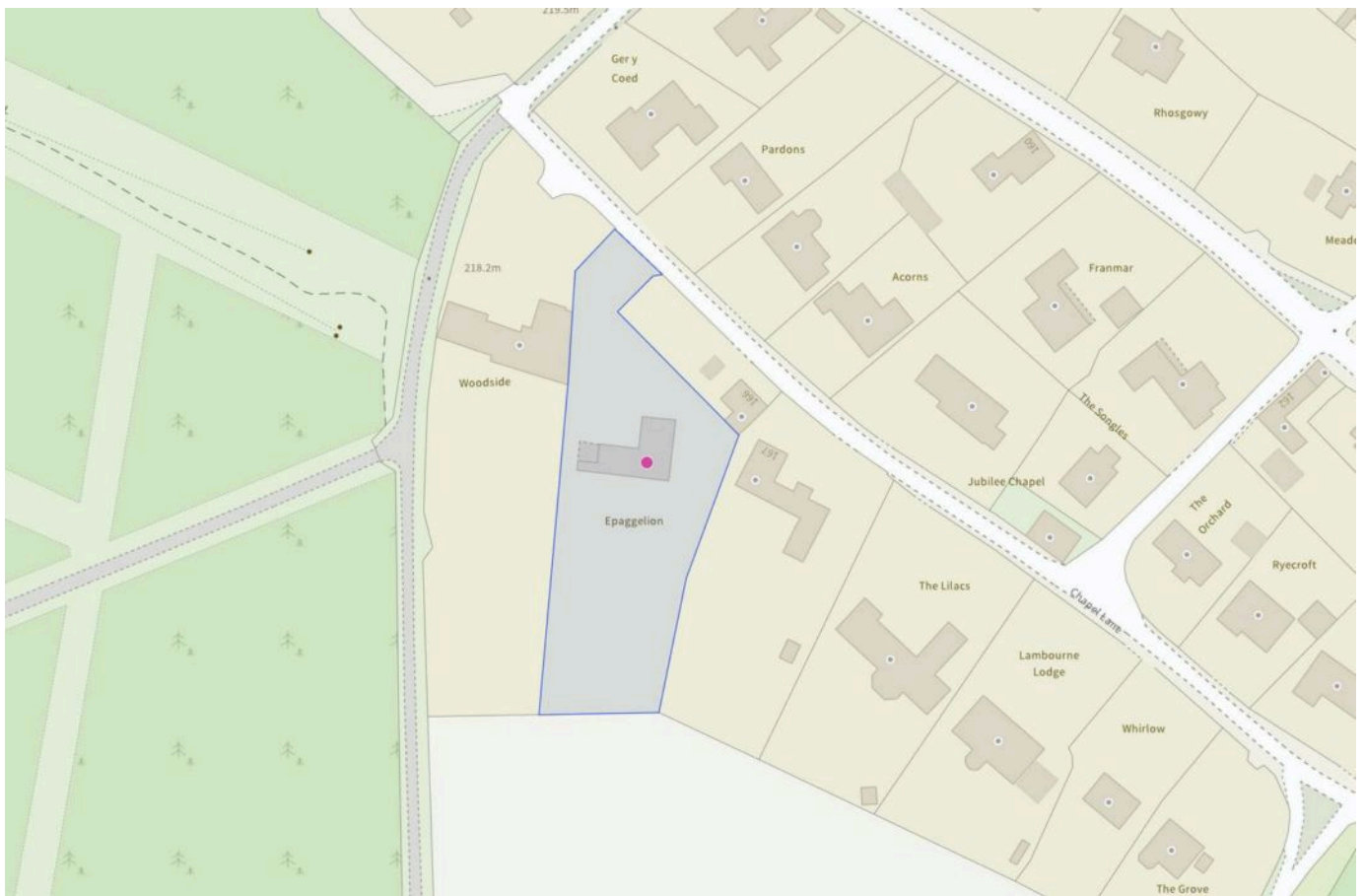






**TOTAL FLOOR AREA : 254.79 sq. m. ( 2742.49 sq. ft. ) approx.**

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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