



The Old Carthouse Pixley Lane, Hinstock

£590,000 Freehold



A charming barn conversion in Hinstock sat on an approx 1 acre plot, filled with original character throughout. • Three bedrooms and two bathrooms allow plenty of room to relax and unwind. • An open kitchen/diner and living room make entertaining a dream with scenic views and easy garden access. • Outside, enjoy an approx 1 acre garden with generous lawn, decking, a driveway and garage for parking ease. • Located on Pixley Lane in Hinstock, enjoy rural living with amenities and schools close by in Hinstock, Newport and Market Drayton.



Once a place of wheels and workmanship, The Old Carthouse has been thoughtfully rewritten into a home where history meets modern living, ready for you to add your own chapter of memories. This exceptional three-bedroom, two-bathroom detached, single-storey conversion blends rustic heritage with contemporary design, creating a storybook balance of countryside charm and present-day comfort.

The tale begins with a striking stone and brick façade, setting the scene for what lies within. Large picture windows flood the interior with natural light, breathing new life into old walls. The living room is a true centrepiece, where exposed timber beams, vaulted ceilings and elegant wooden flooring echo the building's past while offering a warm, welcoming space perfect for both quiet evenings and lively gatherings. The plot thickens in the modern kitchen, where sleek cabinetry, integrated appliances and tasteful tiling bring the home firmly into the present day. Open-plan in design, it flows effortlessly into the dining area, while bifold doors and expansive windows frame picturesque garden views and open directly onto the outdoors, perfect for summer soirées and everyday living alike.

Turning the page down the hallway, you'll find three well-proportioned bedrooms and two bathrooms. The principal bedroom is a generous double, complete with its own ensuite and picture window. A second double bedroom enjoys similar light and outlook, while the third bedroom offers charming garden views. The family bathroom completes the story with a full bath and overhead shower, basin, W.C. and heated towel rail. Throughout the home, thoughtful details such as zoned underfloor heating, sandstone accents and a boarded loft space above the second and third bedrooms add comfort and practicality to the narrative.

Outside, the setting truly comes into its own. A double garage with adjoining utility room and W.C. offers exciting potential for conversion into an annexe, studio or working from home space. The surrounding gardens are extensive and beautifully maintained, a peaceful backdrop for outdoor pursuits, family gatherings and al fresco dining. Decked patio areas, a glass-enclosed extension, an orchard filled with fruit trees and multiple seating spots invite you to pause, unwind and take in the sweeping countryside views. A gravel driveway and double garage provide ample parking and secure storage, ensuring the practical side of life is well covered.

This remarkable barn conversion is a rare opportunity to own a private rural retreat where past and present live in perfect harmony. Whether you're seeking a family home, a space to entertain or a tranquil escape from the everyday, The Old Carthouse is ready to play its part in your future.

Keep the story of The Old Carthouse alive and add history of your own. Call today to book your viewing and turn the page to the next chapter.



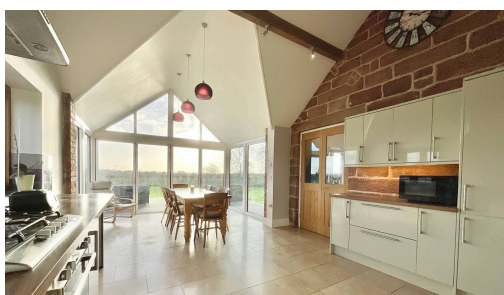
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Council Tax band: D

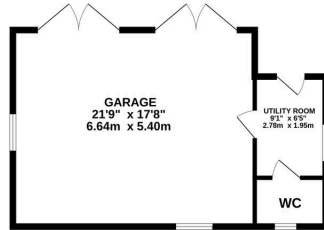
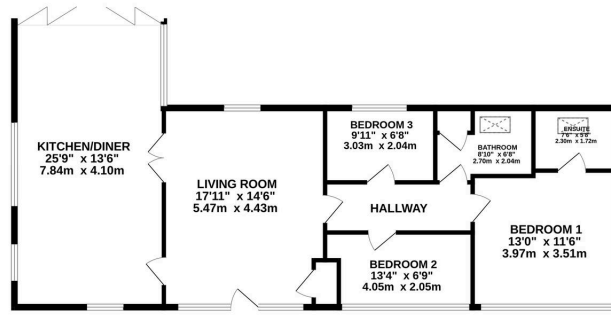
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



GROUND FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.
While 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 misstatement. This plan is for illustrative purposes only and should be relied on only for general prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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