



Tern Cottage Kiln Bank Road, Market Drayton

£600,000 Freehold



Four-bedroom, four-bathroom detached home offering spacious and versatile accommodation throughout. • Stunning south-west facing garden with a pond, water feature, pergola and beautifully established planting. • Light-filled sunroom overlooking the gardens, creating a perfect year-round retreat. • Three reception spaces including a generous living room, formal dining room and impressive kitchen with dining area. • Garage with workshop and loft space offering excellent storage and potential for future conversion, subject to planning permission.



Where everyday feels like a little escape to the waters edge! Nestled in the heart of Market Drayton, Tern Cottage is a home that truly spreads its wings. Offering four bedrooms, four bathrooms and a garden that feels like a private nature reserve, this wonderfully spacious property combines character, comfort and practicality in equal measure. From sun-soaked entertaining spaces to tranquil pond-side moments, life here flows as effortlessly as the gentle ripple of water through its spectacular grounds.

Step through the front door and into a welcoming porch, before continuing into the inviting entrance hall. With attractive wood-effect flooring underfoot, doors leading to the principal reception rooms and stairs rising to the first floor, this is a fitting introduction to a home that is both elegant and easy-going. The living room is a wonderfully generous reception space, perfectly designed for relaxing after a busy day. Dual-aspect windows allow natural light to drift in from different directions, creating a bright and airy atmosphere, while the feature fireplace provides a cosy focal point for cooler evenings. It's a room that feels equally suited to lively family gatherings or quiet nights tucked up by the fire. At the heart of the home lies the kitchen, a true culinary nest for aspiring chefs and enthusiastic entertainers alike. Beautiful wood-effect cabinetry is paired with complementary work surfaces and an impressive range of integrated appliances, while tiled flooring adds both style and practicality. A charming front bay window floods the room with natural light, illuminating the informal dining area and creating the perfect spot to enjoy everything from morning coffee to leisurely weekend brunches. Adjoining the kitchen is a highly practical utility room, offering additional cabinetry, work surfaces and everyday convenience. Here you'll also find a useful pantry, a shower room and direct access to the garden via a side door, ideal for muddy boots, gardening enthusiasts or four-legged family members returning from an outdoor adventure. The dining room provides another generously proportioned reception area, continuing the attractive wood-effect flooring from the entrance hall. A feature fireplace adds warmth and character, while French doors lead seamlessly through to the sunroom. The sunroom is undoubtedly one of Tern Cottage's standout features. Perched at the rear of the property and overlooking the stunning gardens, this light-filled retreat is bathed in sunshine thanks to surrounding windows and dual skylights overhead. With beautiful views throughout the seasons and tiled flooring underfoot, it's the perfect place to watch the garden come alive, whatever the weather.

Ascend to the first floor and discover four well-appointed bedrooms alongside three bathrooms. Soft carpeting flows throughout the landing and bedrooms, creating a warm and comfortable atmosphere. The principal bedroom is a generously sized double, offering dual-aspect windows that welcome an abundance of natural light. A full wall of bespoke fitted wardrobes provides excellent storage, ensuring the room remains as serene and uncluttered as a calm morning on the lake. Bedrooms two and three are both spacious doubles, each enjoying rear-facing views and the luxury of their own private en-suite shower room. Featuring corner showers, WCs, vanity units and heated towel radiators, these rooms offer guests or family members their own comfortable sanctuary. Both bedrooms also benefit from additional built-in storage. The fourth bedroom is currently utilised as a home office, making it ideal for modern working arrangements. However, it could effortlessly be transformed back into a bedroom should additional sleeping accommodation be required. Completing the first floor is the exceptional family bathroom. Generously proportioned and beautifully finished, this contemporary space features a walk-in



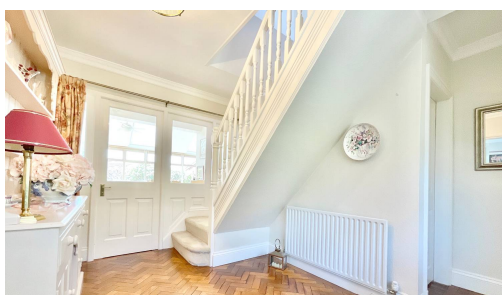
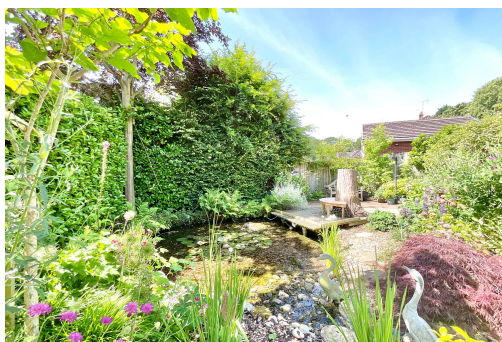
Spacious 4-bed, 4-bath home in Market Drayton with sunroom, stunning garden with pond, garage, and workshop. Elegant interiors, ample storage, and close to amenities.

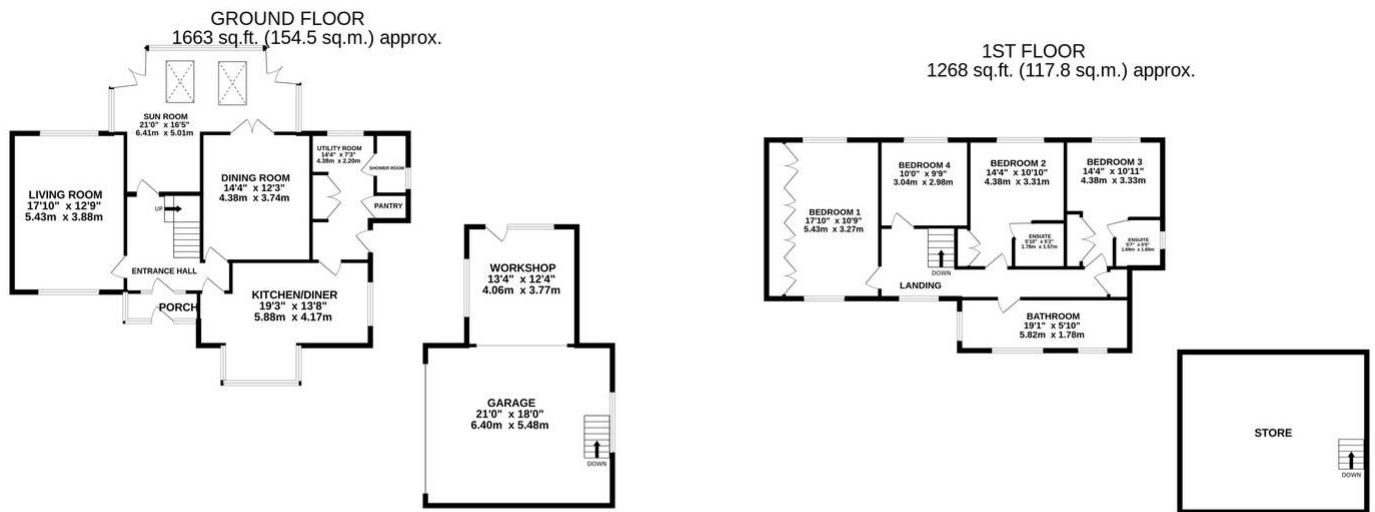
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





TOTAL FLOOR AREA : 2932 sq.ft. (272.3 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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