



6 Hillside East, Lilleshall, TF10 9GZ

Helping *you* move





**Freehold – Offers Over £700,000**

## **6 Hillside East, Lilleshall, TF10 9GZ**



### **Features**

- Exceptional Duke of Sutherland Cottage
- 4 Bedrooms in total and Main with En-Suite
- Entrance Hall, Utility and W.C.
- Modern Kitchen, 2 Sitting Rooms
- Boot Room/Second Utility Room

Lounge/Study, Family Bathroom

Two Floor Annex, Ample Storage

Triple Garage and Spacious Parking

Beautiful Landscaped Gardens

EPC Rating D, Council Tax Band G





## BRIEF DESCRIPTION

This remarkable Duke of Sutherland Cottage has been meticulously enhanced and expanded by its discerning owners, resulting in an exquisite blend of character and contemporary comfort. Boasting a generously proportioned plot, this residence offers versatile living spaces, including a thoughtfully designed Annex spanning two floors. The Annex features a Bedroom, Lounge, WC, and ample storage, providing flexibility for various living arrangements.

The original cottage, showcases Three spacious Bedrooms, epitomizes luxury living with its stunning En-Suite facilities and a stylish Family Bathroom. Upon entering the ground floor, an inviting Entrance Hall leads to a modern, well-appointed Kitchen, seamlessly integrating into a splendid Morning Room characterized by a high ceiling and exceptional light and offering direct access to the picturesque garden. Further enhancing the living experience are Two additional Sitting Rooms, a convenient Walk-In Storage Room, and a Ground Floor WC/Utility Room.





## LOCATION

Llilleshall is a popular village just south of the market town of Newport - with it's busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

Llilleshall itself has a Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.



**Barbers**

Helping *you* move



**TO VIEW THIS PROPERTY:** To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**DIRECTIONS:** From Newport High Street, turn right onto the Wellington Road and continue towards the direction of Telford. At the roundabout, take the third exit and stay on A518. At the roundabout with The Red House Public House on your right, take the first exit onto Limekiln Lane which continues through the village turning into Church Street. As you pass the cricket club take the 2nd exit which is just before the church. Then take the 1st turning on the right onto St Michael's Close which turns into Hillside East, continue up the narrow lane and the property can be found on the right almost at the top of the hill.

**SERVICES:** We are advised that mains electricity, water and drainage are available together with oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

**EPC RATING D-55:** The full energy performance certificate (EPC) is available for this property upon request.

**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

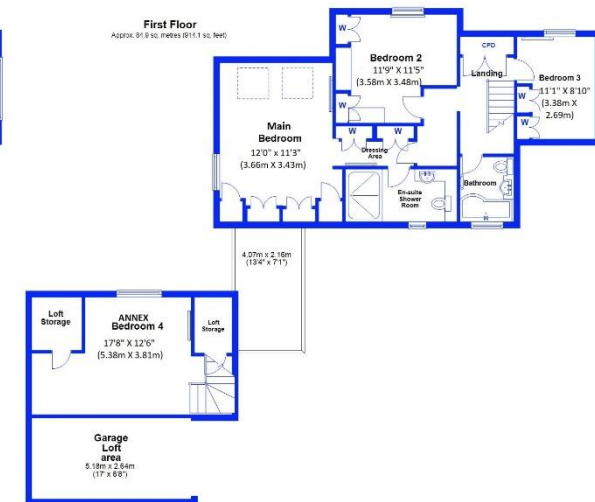
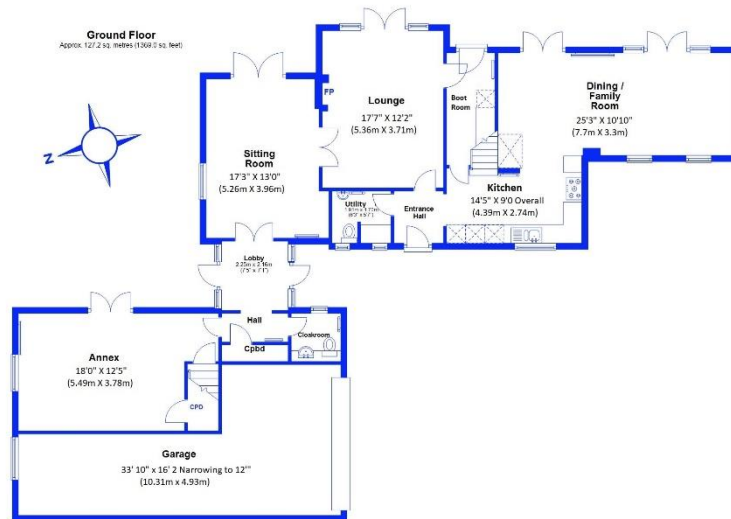
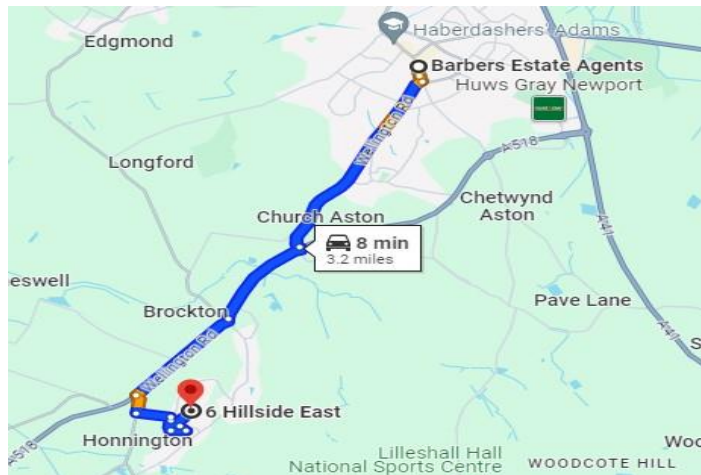
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**TENURE:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**METHOD OF SALE:** For Sale by Private Treaty.

NE35086





Total area: approx. 212.1 sq. metres (2283.2 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All data has been taken in the preparation of this floor plan and should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for use as a guide only. The floor plan is not to be used as a legal document and is not to be relied upon for any purpose other than as a guide only.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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