



Helping *you* move



8 Coley Mill Barns , Newport, TF10 9DA

Stylish and spacious Barn conversion with large gardens bordering a beautiful meandering stream and enjoying local wildlife. The property is excellently proportioned and is convenient for both Newport and Stafford.

Offers In Region Of
£579,995

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Overview

- Superb Modern Barn Conversion
- Stylishly Decorated Spacious Living Accommodation
- 4 Double Bedrooms, En Suite and Family Bathroom
- Large Gardens, Gently Sloping Down to a Beautiful Meandering Stream
- Attractive Kitchen Dining Room
- Very Spacious Lounge
- Stairs to Gallery Office
- Courtyard and Double Carport Parking
- No Upwards Chain
- EPC Rating E-50



BRIEF DESCRIPTION

An extremely spacious modern barn conversion having an attractive layout with a superb gently sloping garden leading down to a bordering stream. The property is situated in a courtyard of several other high quality barns and has accommodation of: Entrance Hall, attractive Kitchen Dining Room, Lounge, 4 Bedrooms, En Suite and Family Bathroom and stairs to gallery Office.

Externally there is an enclosed Courtyard with electric entry gate, double Carport and courtyard Parking and large Gardens to the rear.

LOCATION

The property is located approximately 2.5 miles from our office on Newport High Street - just off the A518 Newport to Stafford Road. Newport has a busy High Street with a mix of shops, boutiques, cafes, pubs and a Victorian Indoor Market - and a wider range of shops and amenities are available in Telford and Stafford.

It is an extremely convenient location to commute to Stafford with its mainline railway station and the M6 - and Telford, Shrewsbury, Cannock, Wolverhampton and Birmingham are all within commutable distance.



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Useful Information

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

SERVICES: There is a Valent LPG Combination Gas Boiler (there is a central LPG tank on the development). Mains electricity and water are also connected together with a private sewerage system. 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.

LOCAL AUTHORITY: Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ.



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Directions

From Newport our office on Newport High Street, head north and then right on Stafford Road all the way to the roundabout at the junction with the A41. Take the A518 signposted Stafford. After 1.4 miles - just over the hump-backed bridge - turn right and then immediately right again into Coley Mill Barns. The property will be identified by our For Sale board.

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.

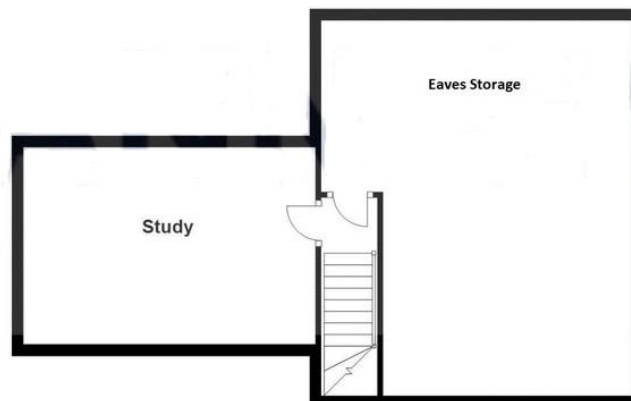
Ground Floor

Approx. 160.2 sq. metres (1724.9 sq. feet)



First Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 212.9 sq. metres (2291.8 sq. feet)

The total floor space includes the eaves storage
Plan produced using PlanUp.

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**NEWPORT BRANCH: 30 High Street,
Newport, TF10 7AQ. Tel: 01952 820239
Email: newport@barbers-online.co.uk**



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 purposes 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.