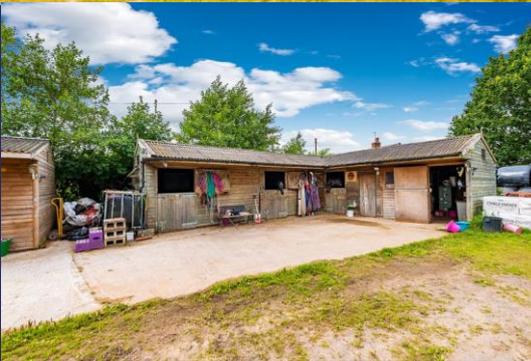




Helping *you* move



Wheelturn Cottage, Outwoods, TF10 9EB

An extremely quirky and individual 4-Bedroom Detached Cottage with excellent Equestrian facilities set in a lovely rural location with stunning views from the Kitchen just 3.5 miles from Newport. With 10 acres of Paddocks, all-weather Manege, Five Stables, Tack Room & Feed Room. For Sale by Method of Modern Auction.

Offers in the Region of
£500,000

Wheelturn Cottage , Outwoods, TF10 9EB *Helping you move*

Overview

- Equestrian Property with Manege & 10 Acres of Paddocks
- Detached 4-Bedroom Cottage
- Kitchen, Utility & Boot Room
- Sitting Room & timber-framed Conservatory
- 4 Bedrooms & Family Bathroom
- Garage with Inspection Pit, Gardens and Parking
- Five Stables, Tack Room & Feed Room
- 20 x 40 All-Weather Manege with Solar Powered lights
- Rural Location with great Views
- EPC – E
- Reservation Fee Payable T’&C’s Apply



Brief Description

Wheelturn Cottage is an extremely quirky character 4-Bedroom Detached Cottage with excellent Equestrian facilities including an all-weather Manege, five Stables and 10 acres of paddocks and stunning views.

The Cottage has good-size accommodation with Kitchen, Utility & Boot Room, Sitting Room and timber-framed Conservatory to the ground floor and four Bedrooms and Bathroom to the first floor. Externally is a single Garage with inspection pit, Parking Space and Gardens to the rear of the property. Just across the lane are the Equestrian facilities including five Stables, Feed Room and Tack Room, ample space for parking a horsebox or trailer and a 20m X 40m all weather Manege with solar powered lights - and 10 acres of pasture land divided into four paddocks.

Location

In a lovely rural yet not remote location, the property is at the end of a country lane yet just 2.2 miles to the A518 - so great access to Stafford and Telford with their motorway junctions and mainline railway stations, and the A41.

The market town of Newport is just 3.5 miles away - its busy High Street offers you a good mix of shops, boutiques, cafes and Victorian indoor market plus petrol stations, drive-through restaurant and supermarkets.



Helping *you* move

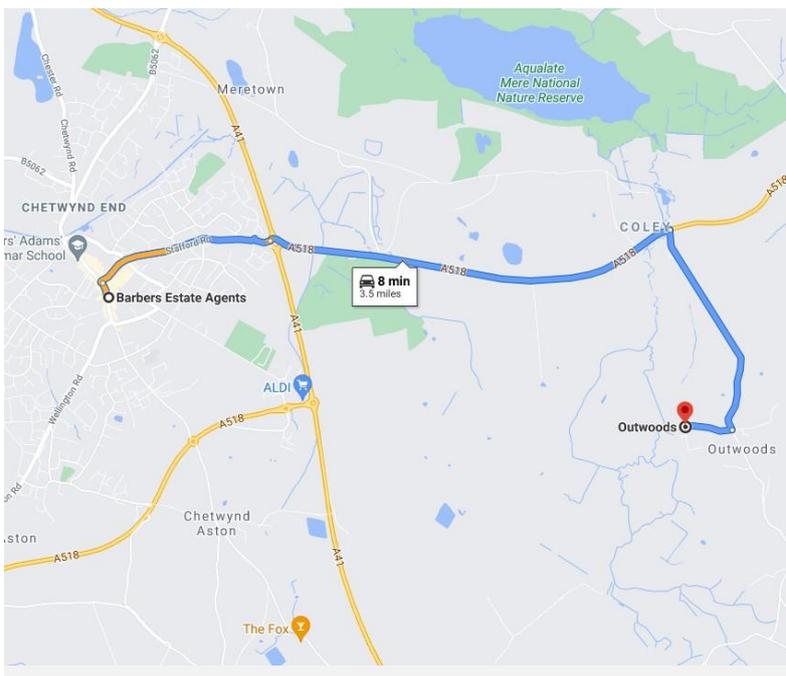
Useful Information

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: We are advised that mains water, electricity and septic tank drainage are available plus 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

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

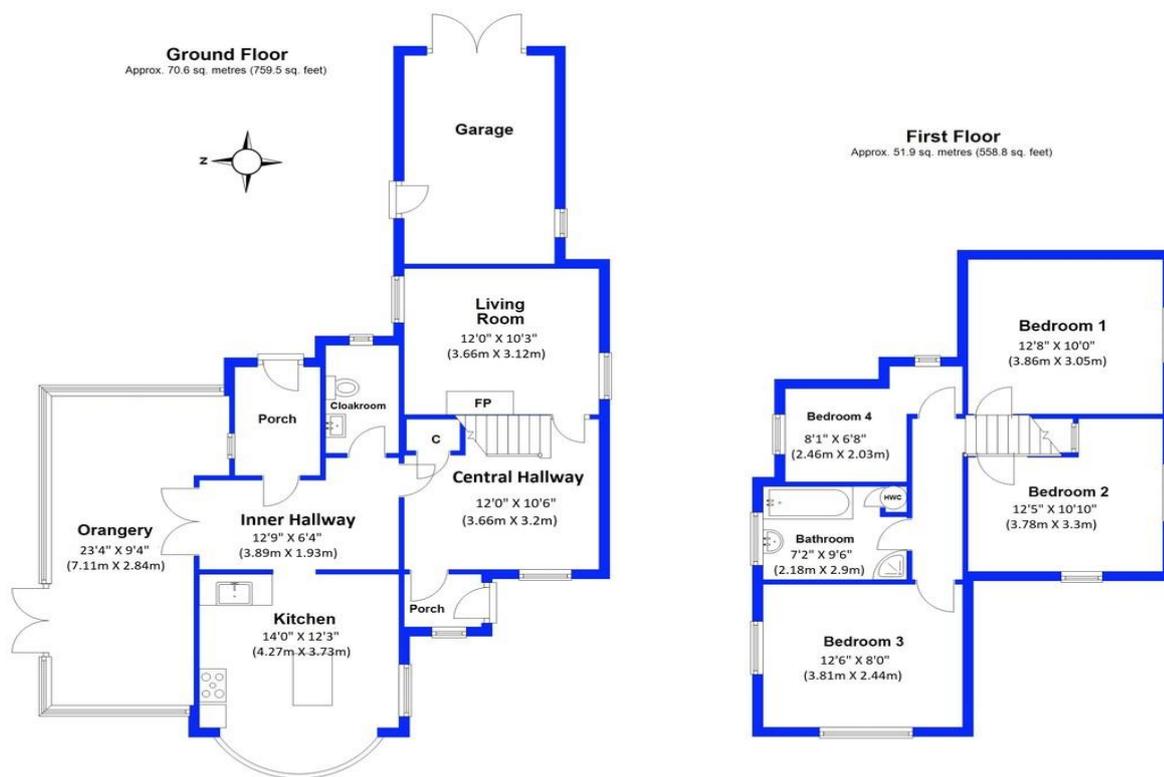


Copyright Google Maps.

DIRECTIONS: Head north Newport High Street and then right on Stafford Road by The Barley - straight through the traffic lights, up the hill and at the roundabout with the A41 go straight over onto A518 Stafford Road. After 1.6 miles turn right and at the cross roads turn right (it says it's a dead end) - after 0.2 miles is a t-junction and the house is on your right and the yard and land are on your left and can be identified by our For Sale boards.

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. We may use an online service provider to also confirm your identity.



Total area: approx. 122.5 sq. metres (1318.3 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes were measured dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

Wheelturn Cottage, The Outwoods, Newport

Method of Modern Auction

Method of Modern Auction This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. If you have any questions, please call our office on 01852 820239 before making an offer.

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.