



Chapel House, Shebdon, ST20 0PT

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Freehold – Offers in the Region of
£675,000



Features

- Superb Detached Country Cottage
- Three Bedrooms
- Entrance Hall, Dining Room
- Kitchen Breakfast Room, Utility Room
- Ground Floor W.C., Office, Lounge

En-Suite and Main Bathroom

Beautiful Rear Gardens with Summer House and Views Over Countryside

Storage Shed, Stable and Double Brick Built Garage

Oak Doors to the Ground Floor with Suffolk Latches

EPC Rating - D, Council Tax Band C



BRIEF DESCRIPTION

A superb example of a Detached Country Cottage. This property has been brilliantly rebuilt to an outstanding quality throughout, which must be seen to be fully appreciated. The property is approached via a charming gravelled Driveway and offers Ample Parking for multiple cars. It also features a Detached Double Garage with a Loft above, which could be converted into ancillary accommodation if desired. Additionally, there is a Small Barn with a Loft and an Adjoining Stable.

The main house accommodation includes: Entrance Hall that opens into the Dining Room, a Ground Floor WC, Office, a Farmhouse Kitchen, a large Utility Room, and a superb Lounge with an Inglenook Fireplace. The first floor, currently accommodates: Main Bedroom with a stylish En-Suite, two further Double Bedrooms, and a Large Open Landing area, could easily be reconfigured to add a fourth bedroom. There is also a Main Bathroom on this floor.



The exceptional Gardens are located at the rear of the property, winding down to a Summerhouse Pavilion that overlooks the Open Countryside.

LOCATION

The property is situated in a lovely countryside setting and is conveniently located, being approximately 3.5 miles from the A41 providing easy access to the West Midlands road network; in particular the M6 to the North and M54 to the South. The property is within easy commuting distance by car of Telford, Stafford, Cannock, Wolverhampton and Shrewsbury.

The smaller town of Newport is approximately 5.5 miles distance which offers a range of facilities including high street stores, smaller specialist shops and an indoor market.



Barbers

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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

DIRECTIONS: From our office in the High Street, head north and go straight across at the mini roundabout. Continue onto Lower Bar then continue onto Chetwynd End, slight right onto Forton Rd/B5062 and at the roundabout, take the 2nd exit onto A519, turn left onto Shay Lane and continue for 2.9 miles. Turn right and continue for 2.7 miles then turn left, continue onto Mere Rise then turn left onto Eabon Lane and the property will be located on the right hand side.

SERVICES: We are advised that the property has mains electricity, oil fired central heating and drainage is via septic tank. 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: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

EPC RATING – D-67 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.

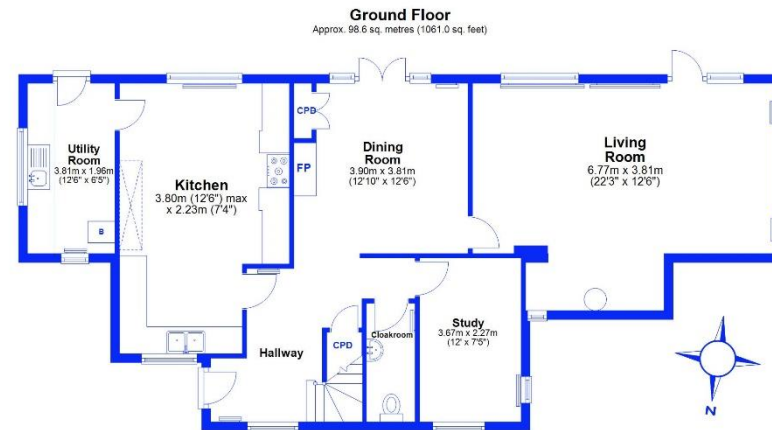
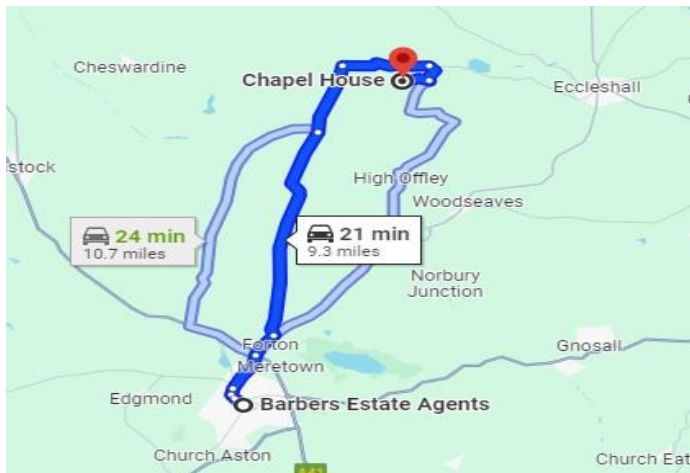
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an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

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

NE36270





Total area: approx. 184.4 sq. metres (1984.4 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 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. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.

Plan produced using PlanUp.

Chapel House, Shebdon, Stafford

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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