



The Old School House, Chester Road,
Chetwynd, Newport, TF10 8AB

Helping *you* move



The Old School House, Chester Road, Chetwynd, Newport, Freehold – Offers in the Region of £795,000

TF10 8AB



Features

- Superb Former School House
- Exceptional Architectural Features
- Beautifully Presented Throughout
- Kitchen, Separate Dining/Family Room
- Drawing Room, Conservatory

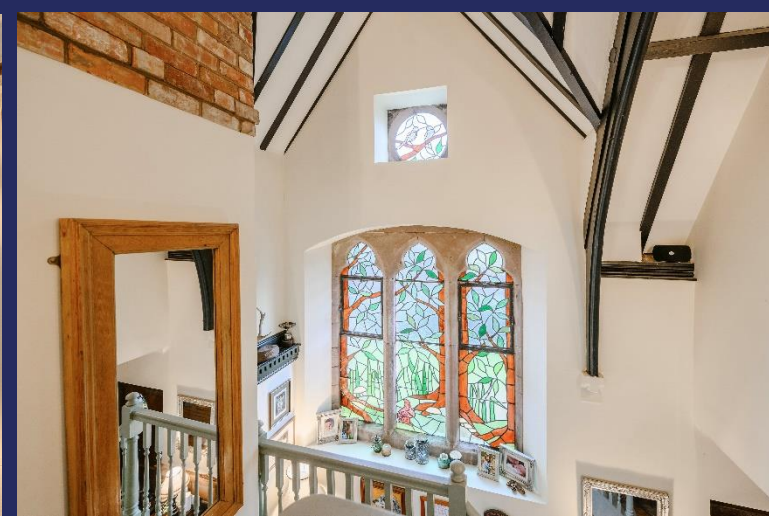
Main Bedroom with En Suite

Three Further Bedrooms & Family Bathroom

Double Garage & Driveway Parking

Attractive Rural Location

EPC Rating F, Council Tax Band G



BRIEF DESCRIPTION

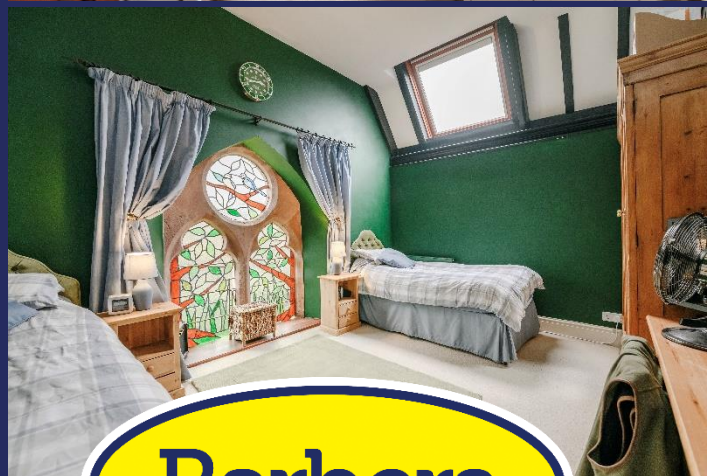
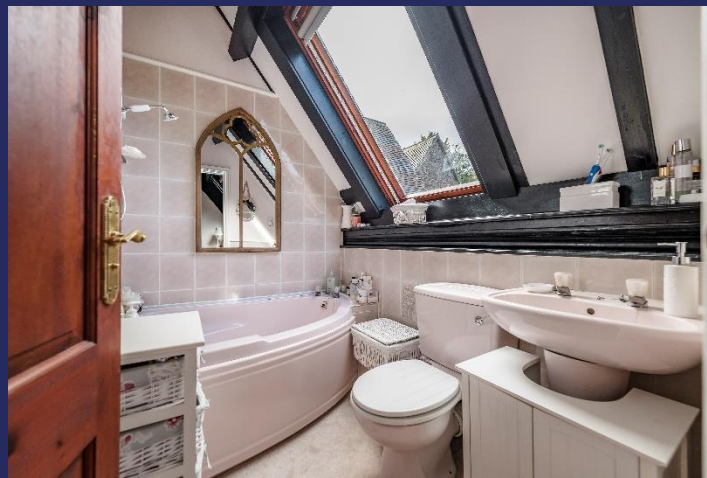
An absolutely outstanding former school house. Built in 1867 by the renowned English Gothic Revival architect Benjamin Ferrey, commissioned by the Burton Borough Family as part of the relocation of the church and school adjoining the Chetwynd Deer Park (a Grade II Registered Historic Park and Garden). Charmingly attached to the adjoining Master's house on one side with views over glorious Shropshire countryside and benefitting from magnificent architectural features throughout.

The accommodation comprises: Entrance Hall with arched door to Feature Hallway with high ceiling and stunning coloured glass mullioned window, Feature Staircase with Gallery, Ground Floor W.C., Drawing Room with access to Conservatory, Family Room/Dining Room, Fitted Kitchen, Boot Room, First Floor with Main Bedroom En-Suite, Three Further Double Bedrooms with immense character and a Family Bathroom. Extensive gardens surround the property and are divided into three parts and there is also a generous Double Garage.

LOCATION

The property is just 1.8 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester 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

DIRECTIONS: The property is 1.8 miles from our office in the High Street. Head north along the High Street, keeping the Church on your right, Shell Garage on your left - and at the mini roundabout by TFM carry straight on up the hill on Chester Road through the traffic calming measures. After approximately 0.8 miles you'll see a Church on your left - the property is just after the Church.

SERVICES: We are advised the mains electricity and water are available, together with LPG central heating and 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.

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

EPC RATING: 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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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.

NOTE: The property is not a listed building.

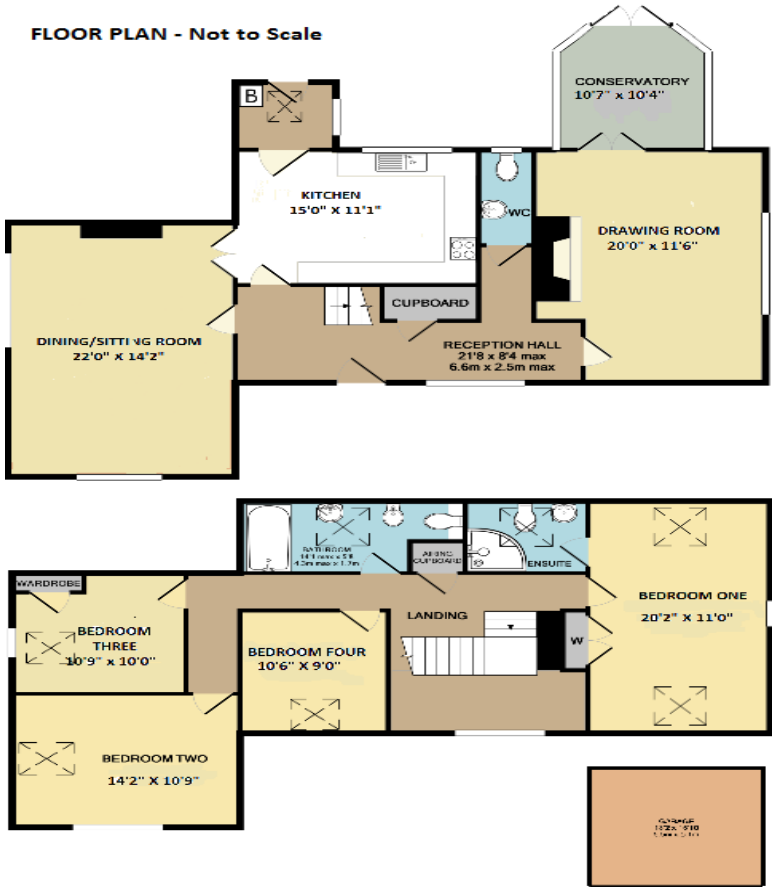
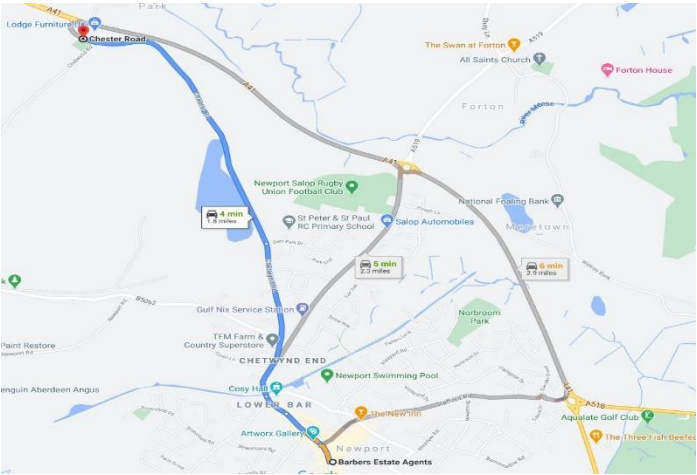
Reference to the Grade II Registered Historic Park and Garden: <https://historicengland.org.uk/listing/the-list/list-entry/1001117?section=official-list-entry>

<https://www.royalacademy.org.uk/art-artists/name/benjamin-ferrey>

METHOD OF SALE: For Sale by Private Treaty.

NE36916





TOTAL APPROX. FLOOR AREA 2316 SQ. FT. (215.1 SQ. M.)
We warrant every effort has been made to ensure the accuracy of this floor plan. However, we make no warranty, representation or opinion, written or verbal, as to the accuracy of the floor plan. It is for guidance only and should not be relied upon for any purpose, including but not limited to, the purchase of the property. The plan is for illustrative purposes only and should not be relied upon for any prospective purchaser. The purchaser should verify the accuracy of the floor plan and make their own decision as to whether or not to purchase the property. We make no warranty, representation or opinion, written or verbal, as to the accuracy of the floor plan.

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.



NEWPORT
30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239
Email: newport@barbers-online.co.uk
www.barbers-online.co.uk

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