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### Leewood Barn, Eaton on Tern, TF9 2BX

A Beautiful Barn Conversion which is full of character and located in a picturesque rural hamlet just 9 minutes from Waters Upton and approximately 17–20 minutes from the market towns of Wellington, Newport, and Market Drayton. This thoughtfully designed home offers stylish and spacious accommodation together with a generous Garage and communal Parking.

Offers in the Region of  
**£399,995**



# Leewood Barn, Eaton on Tern, TF9 2BX

## Overview

- A Beautiful Barn Conversion full of Character
- Located in a Picturesque Rural Hamlet
- Stylish & Spacious Accommodation
- Three Bedrooms
- Kitchen Breakfast Room
- Utility Room
- Lounge, Dining Room
- En-Suite Shower Room
- Main Bathroom
- Garage with Mezzanine Storage Area
- Communal Parking and Landscaped Gardens
- EPC Rating – E
- Council Tax Band E



## BRIEF DESCRIPTION

A Beautiful Barn Conversion which is full of character, nestled in a picturesque rural hamlet just 9 minutes from Waters Upton and approximately 17–20 minutes from the market towns of Wellington, Newport, and Market Drayton. This thoughtfully designed home offers stylish and spacious accommodation, beginning with a generous Entrance Hall that sets the tone for the rest of the property. The Lounge features a striking fireplace, perfect for cosy evenings, while a separate Dining Room provides a more formal space for entertaining. The well-proportioned Breakfast Kitchen includes a Utility Area and is ideal for everyday family living.

## LOCATION

Situated in the village of Eaton upon Tern approximately 9 miles from Newport, with its High Street stores, smaller specialised shops and indoor market. Local Primary Schools are located nearby at Tibberton, Crudgington and Hinstock with Secondary Schools also available at Market Drayton, Wellington and Newport. The more comprehensive shopping, leisure and employment facilities offered by Telford Town Centre are approximately 13 miles away. The property is in an idyllic rural location approximately 3 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.

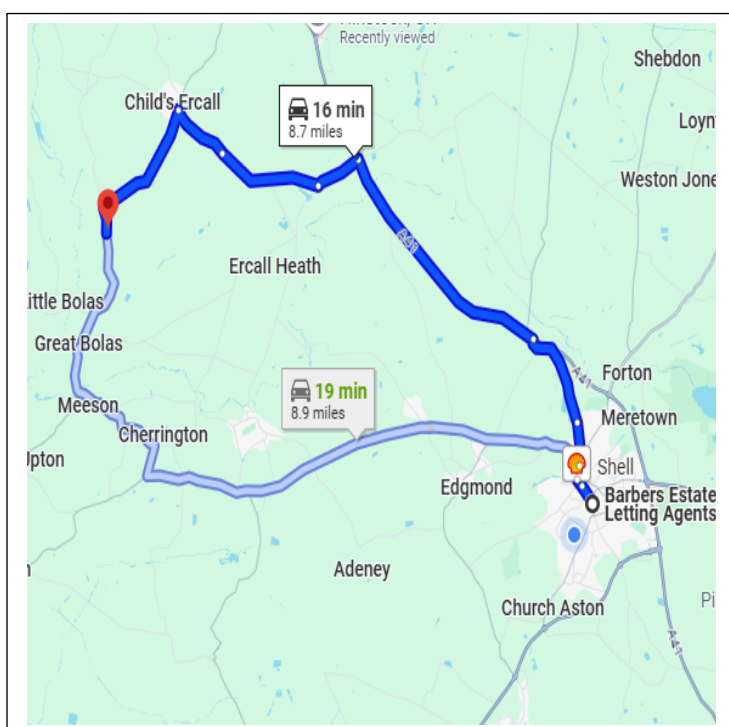




**USEFUL INFORMATION: TO VIEW THIS PROPERTY:**  
Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that mains electricity, LPG central heating, septic tank drainage and bore hole water are available. The LPG tank is set under the front courtyard and the vendors request that it's topped up by the supplier when the level gets below 20%. The water bore hole is housed in a small building to the side of the garden. The septic tank is situated in the field beyond the barn's garden, and this field is owned by Eaton Court Barn No 6 and the cost (approx. £30 per month) of maintaining it and the waste pipe going down to the septic tank is shared by all the barns. 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:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

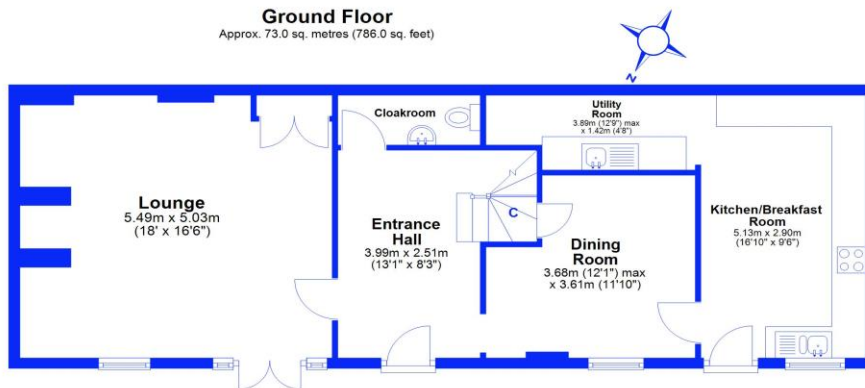


**DIRECTIONS:** From Newport, take the A41 towards Whitchurch, on reaching Standford Bridge, take the turning on the left, signposted Howle/Tibberton, carry along this road for approximately half a mile then turn right for Childs Ercall. Go into Childs Ercall then turn left, signposted Eaton on Tern. Bear left into Eaton on Tern, the property is in the centre of the village, with the development on the right hand side. The property is then located on the left hand side.

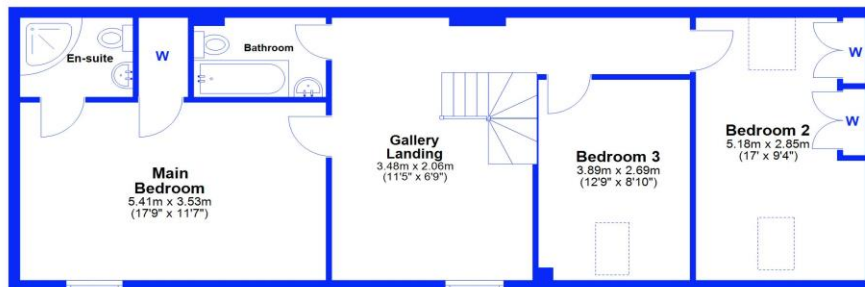
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

**Ground Floor**  
Approx. 73.0 sq. metres (786.0 sq. feet)



**First Floor**  
Approx. 75.1 sq. metres (808.4 sq. feet)



Total area: approx. 148.1 sq. metres (1594.3 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 and 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.

**Lee Wood Barn, Eaton Court Barns, Eaton Upon Tern, Market Drayton**



## 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! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ  
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Email: [newport@barbers-online.co.uk](mailto: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.