



Helping *you* move



Blacksmiths Lodge, 12 Longford Park, Longford, TF10 8LW

A wonderful opportunity to purchase a beautiful Barn Conversion situated within the prestigious Longford Park Development, offering spacious and characterful accommodation throughout. This exceptional home seamlessly blends character with modern convenience so early viewing is highly recommended!

**Offers in the Region of
£565,000**

Blacksmiths Lodge, 12 Longford Park, Longford, TF10 8LW

Overview

- Stunning Barn Conversion
- Grade II Listed Property
- Spacious and Characterful Accommodation Throughout
- Four Bedrooms, Modern En-Suite Wet Room to Main Bedroom
- Kitchen Breakfast Room
- Utility Room
- Dining Room, Office
- Lounge
- Family Bathroom
- Large Parking Space
- Four Visitor Parking Spaces
- Lawned Rear Garden with Patio
- Council Tax Band F, EPC N/A



BRIEF DESCRIPTION

A marvellous opportunity to purchase a stunning Barn Conversion situated within the prestigious Longford Park Development, offering spacious and characterful accommodation throughout. Upon entering, the welcoming Entrance Hall features a Cloakroom with WC and additional storage.

The beautifully designed Kitchen/Breakfast Room boasts high ceilings which is a feature that is present throughout the property and is attractively fitted to a high standard. Adjacent to the Kitchen is a large Utility Room with further storage.

LOCATION

The property is just 0.6 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.



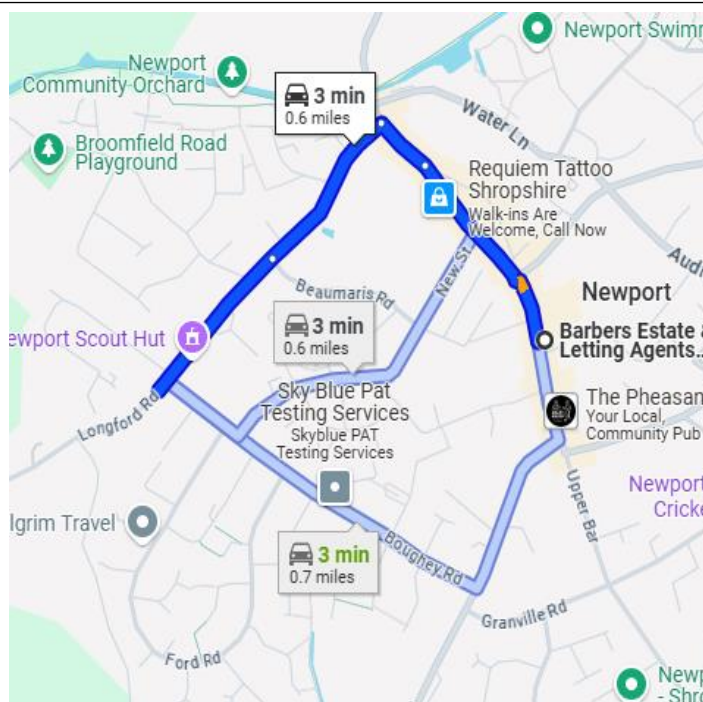
Your **Local** Property Experts
01952 820 239



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 electricity, water, oil fired central heating and mains drainage are available. 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



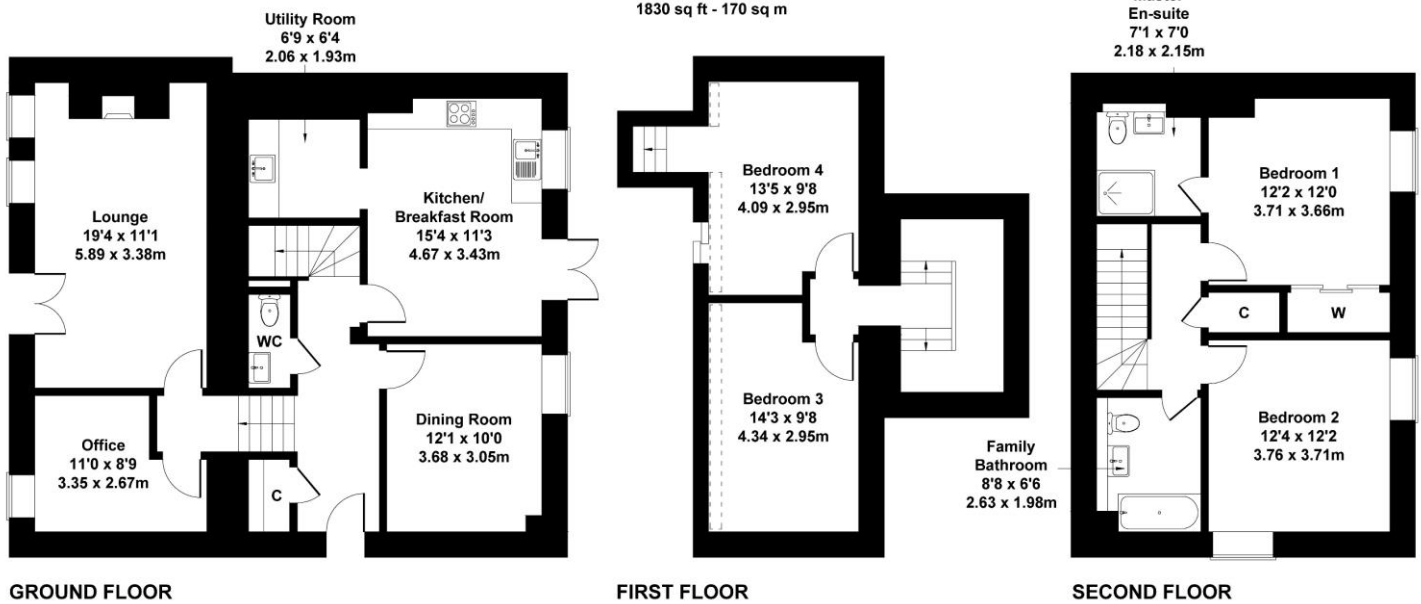
DIRECTIONS: From the High Street in Newport continue into Lower Bar and turn left into Salters lane, continue straight ahead into Longford Road for approximately 3/4 mile where Longford Park development will be seen on the left hand side. Turn into the development and continue into the courtyard, follow the road round to the left where the property will be 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.

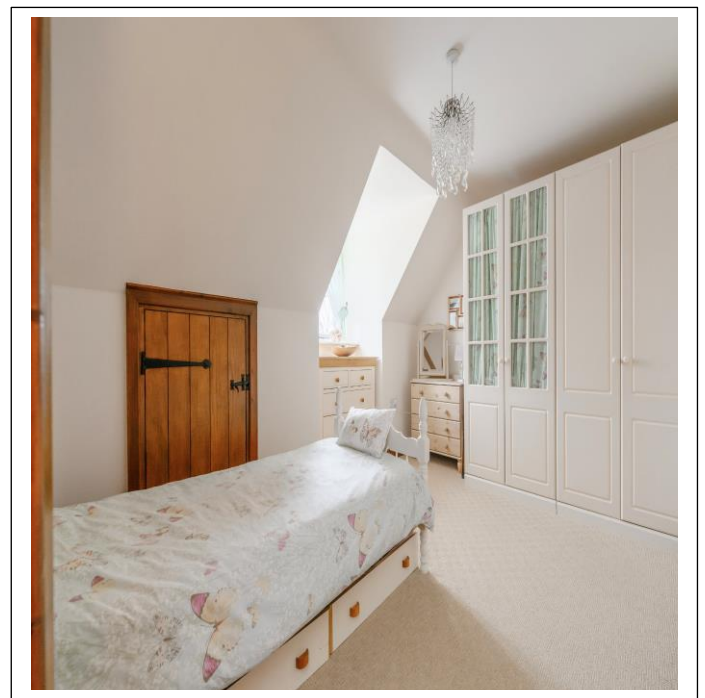
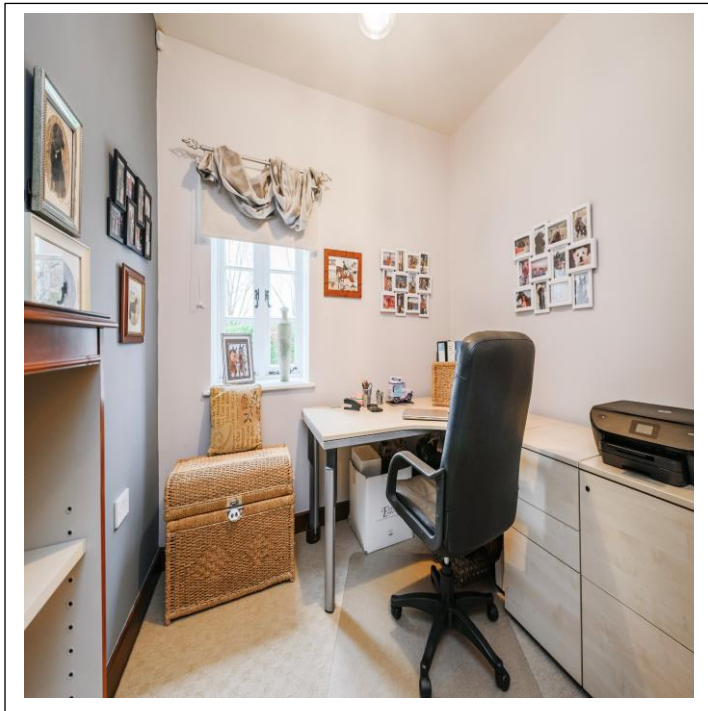
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.

Blacksmiths Lodge

Approximate Gross Internal Area
1830 sq ft - 170 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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



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.