



Helping *you* move



## Longcourt Cottage, 11 Pipers Lane, Edgmond

A fantastic renovated Cottage situated in a tucked away location within easy walking distance of the village centre. The owners have completed extensive improvements to the property, whilst keeping many characterful features. The property offers surprisingly spacious accommodation of: 3 Double Bedrooms 2 Reception Rooms, Re-Fitted Kitchen, Luxury Shower Room, Ground Floor W.C., Utility and a Small Courtyard Garden to the side.

Offers in the Region of  
**£385,000**



# Longcourt Cottage, 11 Pipers Lane, Edgmond

## Overview

- Attractive Renovated Period Cottage
- 3 Double Bedrooms
- Luxury Shower Room
- Sitting Room
- Large Dining Room
- Breakfast Kitchen
- Utility, Lobby Storage Area, Ground Floor W.C.
- Side Parking and Enclosed Courtyard Garden
- Further on Street Parking
- Council Tax Band D
- EPC Rating D



## BRIEF DESCRIPTION

A beautiful renovated Cottage situated in a lovely village location offering highly desirable accommodation of: Entrance Hall, Sitting Room, Large Dining Sitting Room, Breakfast Kitchen Utility, Inner Hall with Storage, Ground Floor W.C., 3 First Floor Bedrooms with Feature Bath to Main Bedroom and Separate Shower Room servicing the remaining Bedrooms, Side Parking and Garden Area, Enclosed Courtyard, Further Storage and On Street Parking.

## LOCATION

The village of Edgmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with a pub, The Lamb Inn. There is a church, a school and a post office.

The larger town of Newport has a Waitrose, a selection of high street shops, restaurants and amenities. Newport has two highly regarded schools, Newport Girls High School in the state sector and Haberdasher's Adams Grammar school. Further schooling may be found in Shrewsbury and Telford.

Newport is well placed for commuting with links to the M54 and M6. Direct travel to London may be found at Stafford Station approximately 14 miles, with trains to Euston taking approximately 1 hour and 17 minutes.



Your **Local** Property Experts  
01952 820 239

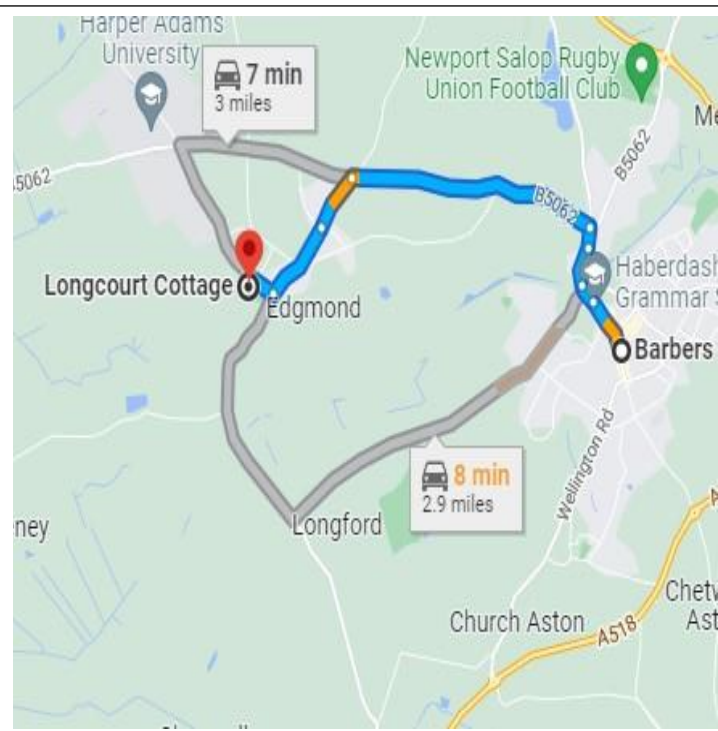


**USEFUL INFORMATION:**

**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](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that all mains services 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

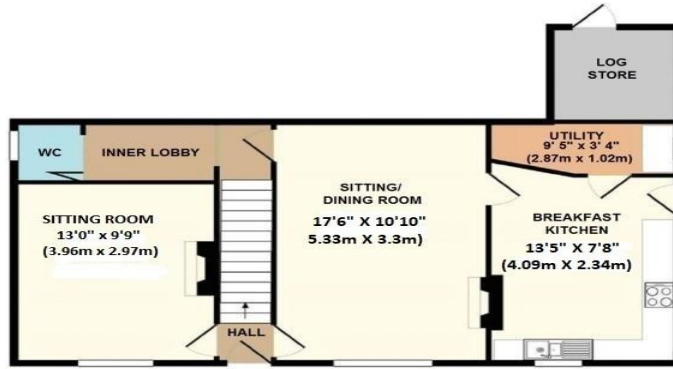


**DIRECTIONS:** From our office on Newport High Street, head north along the High Street and over the mini roundabout. Keeping the Church to your right you'll come to the next mini roundabout – go straight over with the garage to your left and follow the road until you come to TFM Country Store. Turn left on the B5062 towards Edgmond. Go up the hill and pass the entrance to Chetwynd Deer Park on your right – then turn left onto Chetwynd Road and follow the road into the village (it becomes the High Street), passing the Post Office on your left – turn right onto School Road and then left into Pipers Lane where the property will be located.

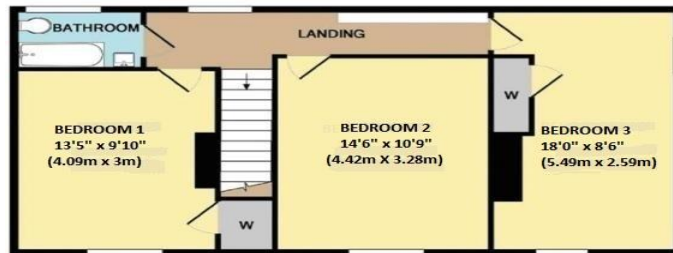
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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





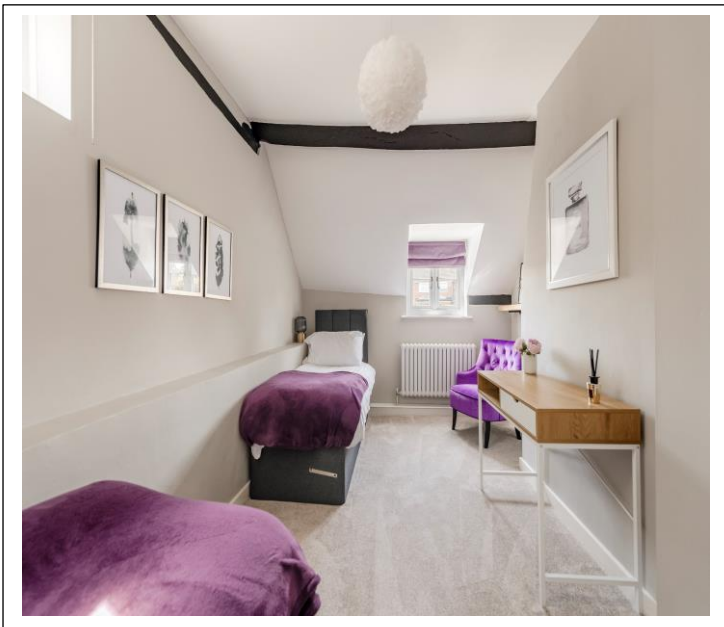
GROUND FLOOR



FIRST FLOOR

TOAL APPROX. FLOOR AREA 1280 SQ FT (118.9 SQ M)

**NOT TO SCALE**  
All due care has been taken in the preparation of this floor plan which has been carried out 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 property.



## 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

BARBERS 30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)

**Barbers**

**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.