



Palins Farm, Knighton, Stafford, ST20 0QH

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**Freehold – Offers in the Region of
£850,000**



Features

- An Outstanding and Characterful Family Home
- Set within Fantastic Wrap Around Gardens and Grounds of Approx 2.14 Acres
- Views Over Surrounding Countryside
- Beautifully Designed Kitchen with Aga
- 3/4 Bedrooms, Principal Bedroom with Dressing Area and En-Suite

Useful Barn with Storage for a Variety of Uses

Office, Stunning Family Bathroom with Slipper Bath

Double Garage and Large Driveway

Council Tax Band G

EPC Rating N/A



BRIEF DESCRIPTION

An outstanding and characterful Grade II Listed Family Home, set within glorious gardens and grounds of approximately 2.14 acres. Beautifully maintained and sympathetically enhanced by the current owners, this charming property combines historic character with thoughtful modern touches, resulting in a truly inviting home.

A stunning Entrance Hall, complete with access to the Cellar and a striking split staircase, forms the heart of the home. To one side lies a versatile Sitting Room, which could serve equally well as a Fourth Bedroom if required. The exceptional Dining Room enjoys a dual-aspect Fireplace and flows seamlessly into the main Lounge area. From here, steps lead down to the beautifully designed Kitchen, featuring extensive storage and a four oven electric AGA. To the rear of the Lounge, a bright Garden Room offers wonderful views over the impressive rear gardens. Additional ground floor spaces include a Rear Entrance Lobby, a generous Cloakroom/WC, and a separate Utility Room.





Upstairs, the Principal Bedroom benefits from a Dressing Area and a stylish En-Suite Bathroom. There are Two further spacious Double Bedrooms, along with a magnificent Family Bathroom complete with both Shower and Bath - perfectly befitting a home of this calibre.

The property has a Courtyard Driveway and Parking Area with further access to a Double Garage and an adjoining Office. Attractive front gardens and a pretty pathway lead around to the expansive wrap-around Grounds, which include sweeping lawns, large island beds, and a variety of mature planting. To the rear, a useful Storage Building offers potential for a variety of uses.

A pathway leads through the gardens to an open area with 'borrowed' views over an adjacent Fishing Lake and surrounding Countryside - a truly idyllic setting.



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LOCATION: Knighton is located on the Shropshire/Staffordshire border approximately 5 miles North East of Newport Town Centre which offers a range of high street stores, supermarkets, indoor markets, a Church and a number of popular pubs and eateries. More comprehensive shopping, leisure and employment facilities in Telford (16 Miles away) and Stafford (17 miles away). The property has a good commuting location, close to the A41 providing access to the Midlands motorway network.

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, take the Forton Road/B5062 and at the roundabout, take the 2nd exit onto A519. Turn left onto Shay Lane and continue for 1.3 miles, turn left onto Gorsy Lane for continue for 1.2 miles, turn right onto Flashbook Road then turn right and the property will be located on the right hand side.

SERVICES: We are advised that the property has oil fired central heating, mains electricity, private bore hole water supply and septic tank 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. 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: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING - NOT APPLICABLE

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.

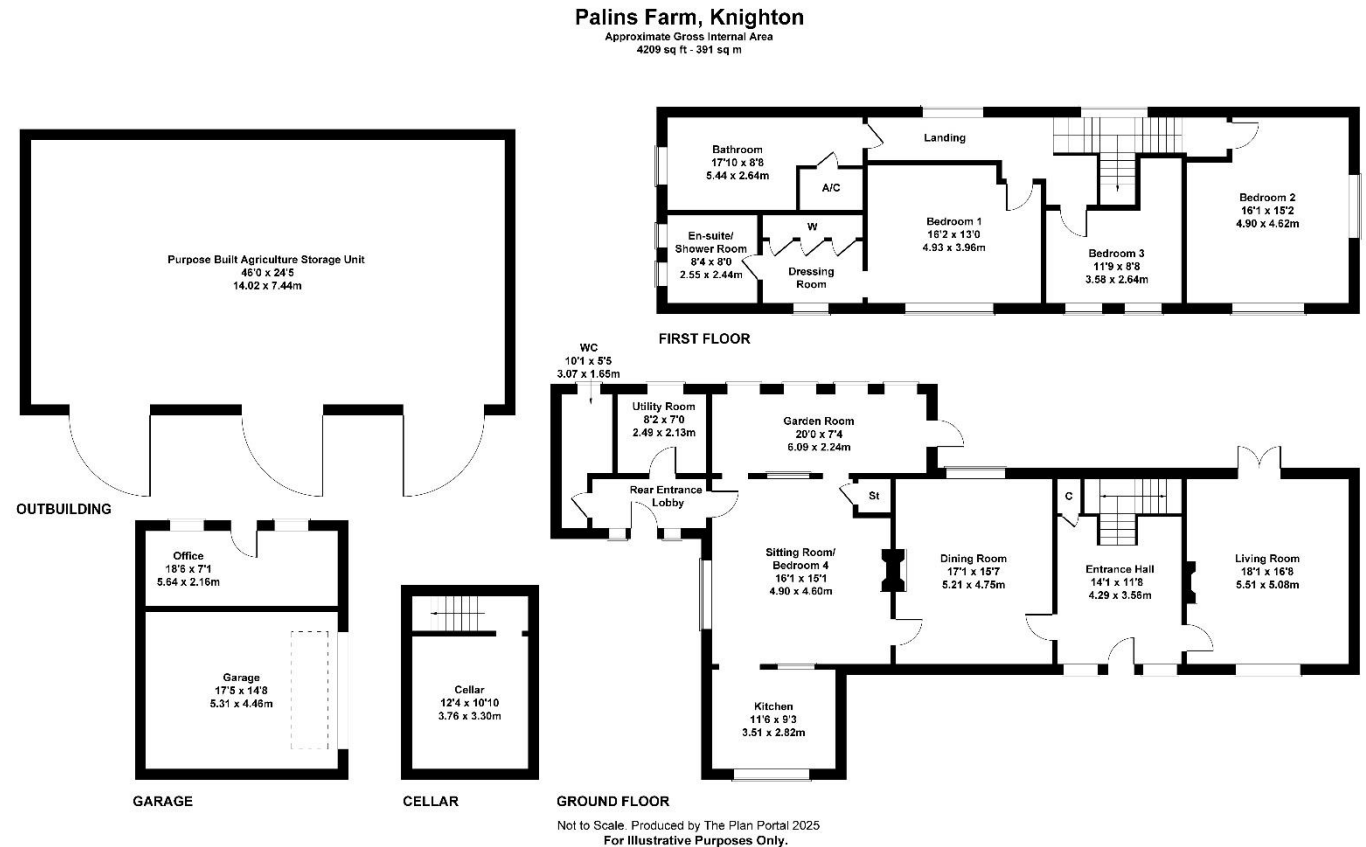
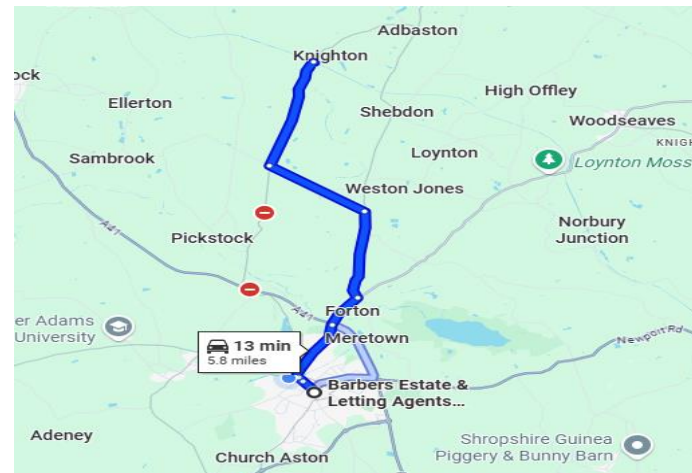
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you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

METHOD OF SALE: For Sale by Private Treaty.

NE38584





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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