



The Old Stables, Edgmond, TF10 8JY

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Freehold – Offers in the Region of
£900,000



Features

- A Very Rare Opportunity to Purchase a Large and Stylish Barn Conversion
- Exceptional Village Location
- 4 Excellent Bedrooms
- 3 En-Suites and Family Bathroom
- Superb Lounge, Stylish Newly Fitted Kitchen Utility Room

South Facing Garden with Superb Patio and Solid Oak Pergola
Parking for Many Cars, Outbuildings
Beautiful Gardens, 0.45 Acre Plot
Within Catchment of Newport Grammar Schools
EPC Rating C, Council Tax Band G



BRIEF DESCRIPTION

The property is approached into a welcoming and highly impressive Reception Hall, where natural light and generous proportions immediately set this home apart. This central space provides an elegant introduction and a natural flow to the principal living areas.

The Lounge is a beautifully balanced room, ideal for both relaxation and entertaining, while the Open-Plan Kitchen Dining Room is a standout feature—designed to be the true hub of the home, with ample space for family gatherings and social occasions.

The bedroom accommodation is equally well considered, with Four Bedrooms arranged to offer both comfort and privacy. The Principal Suite is particularly noteworthy, delivering a sense of luxury and space rarely found in properties of this type.



Further enhancing the versatility of the home are a large Office or Snug-ideal for home working-a dedicated Gym or Garden Room, and a well-equipped Utility.

Externally, the property sits within a plot of approximately Half an Acre, enjoying a high degree of privacy within a mature and well-established setting that perfectly complements the character of the barn conversion. The kitchen opens directly onto a South-Facing Patio and Garden, where an impressive Oak Pergola creates a superb outdoor entertaining area immediately adjacent to the house. Beyond, expansive lawns extend outwards, providing a wonderful sense of space and an ideal setting for both relaxation and family use.

Located in the highly regarded village of Edgmond, the property enjoys a desirable position within the Conservation Area, known for its strong community, attractive surroundings and convenient access to nearby Newport, Telford and beyond.



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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 selection of supermarkets including Waitrose, a selection of high street shops, restaurants and amenities. Newport has many highly regarded schools including Newport Girls High School, Haberdasher's Adams Grammar School and Burton Borough. 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.

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 the Newport Town Centre, follow the High Street passing the church which leads into Lower Barr and Chetwynd End, after passing TFM Farm Store, take the next immediate left into Edgmond Road and travel over the hill taking the next turn on the left into Chetwynd Road. This leads into the High Street and after passing the church on the right hand side, you will see a large pair of wrought iron gates with the Old Stables being positioned just within (immediately on the left).

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

EPC RATING C-77: The full energy performance certificate (EPC) is available for this property upon request.

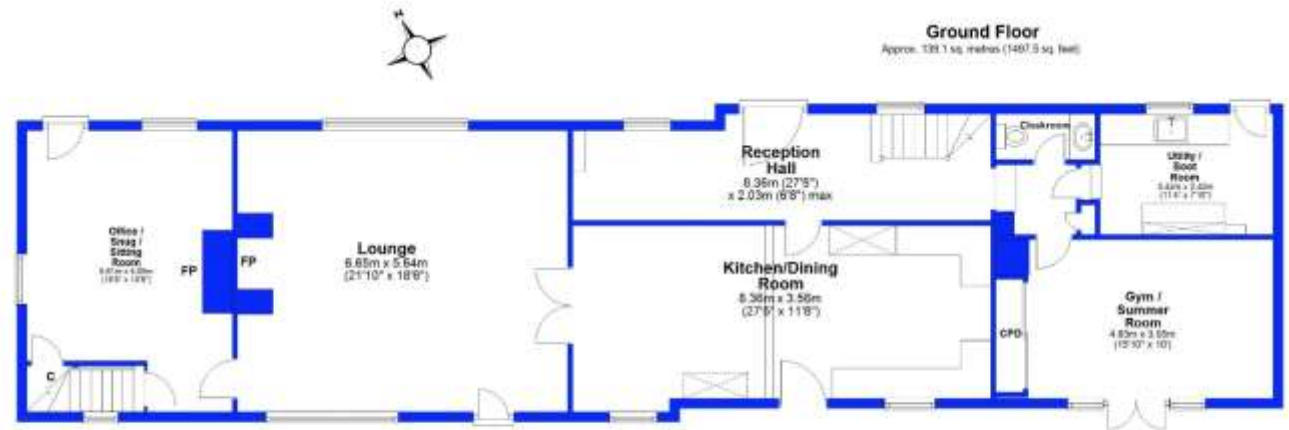
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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.





Total area: approx. 278.5 sq. metres (2997.3 sq. feet) Does not include outbuildings

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, 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 subject property.
Plan produced using PlanIt.

The Old Stables, High Street, Edgmond, Newport

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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