

Jardwood Farm Kynnersley Drive, Newport, TF10 9HT

Offers Over £699,000

Stunning, Scenic & Contemporary. Three words that give you the essence of what is on offer at this exclusive development. Just five properties sit in this exquisite development set in beautiful countryside between Lilleshall and Kynnersely.

General Information

-Building Warranty – 10 Year ABC+ Warranty (Barns Only)

External Information

- Estate stone access road to the properties
- Electric vehicle point fitted to each property
- Aluminium light cream windows
- Composite external doors
- Garden areas will be grassed with post and rail fencing to fronts with hedges and closed board fencing to rear
- Electric gates available as an optional extra.

Internal Information

- Barn style internal doors
- Air heat source heating with underfloor heating to all ground floor areas, radiators to first floor and chrome towel radiators to bathrooms
- Floor coverings consist of engineered light oak hard wood in a lattice weave to kitchens, dinings, lounges and entrance halls. Ceramic tiles to utility areas, ground floor WC's and ground floor bathrooms. Bedrooms and first floor landings will be carpeted with underlay. Premium vinyl flooring will be fitted in all first floor bathrooms and en-suites
- Kitchen fittings will include a Quooker instant boiling tap, (Cube available as an optional extra providing filtered, chilled and carbonated water)
- Integrated kitchen appliances, including hand crafted Italian Bertazzoni range cooker and integrated dishwasher
- Quartz custom worktops
- Oak staircase (if applicable)
- Traditional wood trusses, exposed brickwork and vaulted ceilings

Farmhouse

Beautifully renovated this former farmhouse offers extensive living space with four generous bedrooms and original features throughout. Jarwood farmhouse was refurbished in 2023 and features:

- Three reception rooms
- Orangery
- Kitchen
- Utility & guest WC
- Four substantial bedrooms
- Two en-suites & family bathroom
- Private gated entrance with parking area
- Gardens to front, side and rear

Price £795,000

Barn One

A truly unique two storey four bedroom barn providing flexible accommodation with wonderful views towards the Wrekin. Barn one is due for completion in early 2024 and features:

- Beautiful open plan living dining
- Kitchen
- Utility & guest WC

- Ground floor bedroom with en-suite
- Further three bedrooms
- Family bathroom
- Garden to front and rear

Price £699,000

Barn Two

Occupying a corner position this substantial two storey four bedroom barn provides everything a modern family home needs with vaulted ceiling, original timbers and exposed brickwork to blend country charm with family life. Barn two is due for completion in early 2024 and features:

- Large entrance hall
- Open plan kitchen dining
- Separate living room
- Office
- Four bedrooms
- Two en-suites and family bathroom
- Generous gardens

Price £875,000

Barn Three

An impressive single storey four bedroom barn offering extensive accommodation throughout its wonderful 'horse shoe' shaped layout. The incredible open plan living space with vaulted ceilings, huge windows and access to the private courtyard provides the perfect entertaining space, with the bedrooms and spectacular master suite located opposite, this home has it all. Barn three is due for completion in 2024 and features:

- Stylish open plan living, kitchen, dining
- Utility & guest WC
- Four bedrooms
- Two en-suites and family bathroom
- Front, rear & courtyard gardens

Price £795,000

Barn Four

Tucked away in this exquisite development barn four offers exceptional accommodation for the modern family. This incredible single storey barn has four bedrooms and four bathrooms, including an impressive master suite with floor to ceiling windows overlooking a private courtyard. The vaulted ceilings and exposed timbers throughout give glimpses into the barns rich history and when combined with the stylish modern design, finishes and wrap around gardens this barn is a truly luxury home. Barn four is due for completion in 2024 and features:

- Spacious open plan living, kitchen, dining
- Utility & guest WC
- Office
- Four bedrooms
- Three en-suites and family bathroom

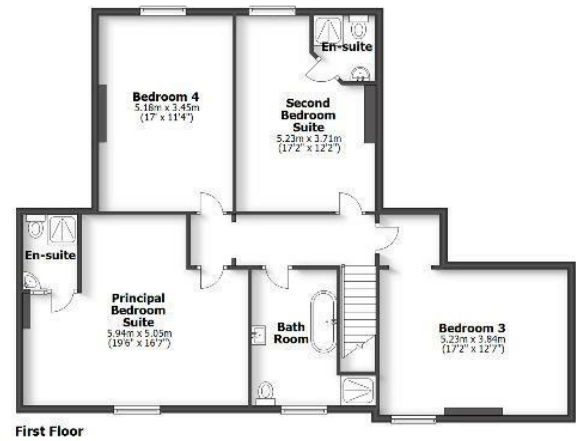
- Wrap around gardens and private courtyard

Price £865,000

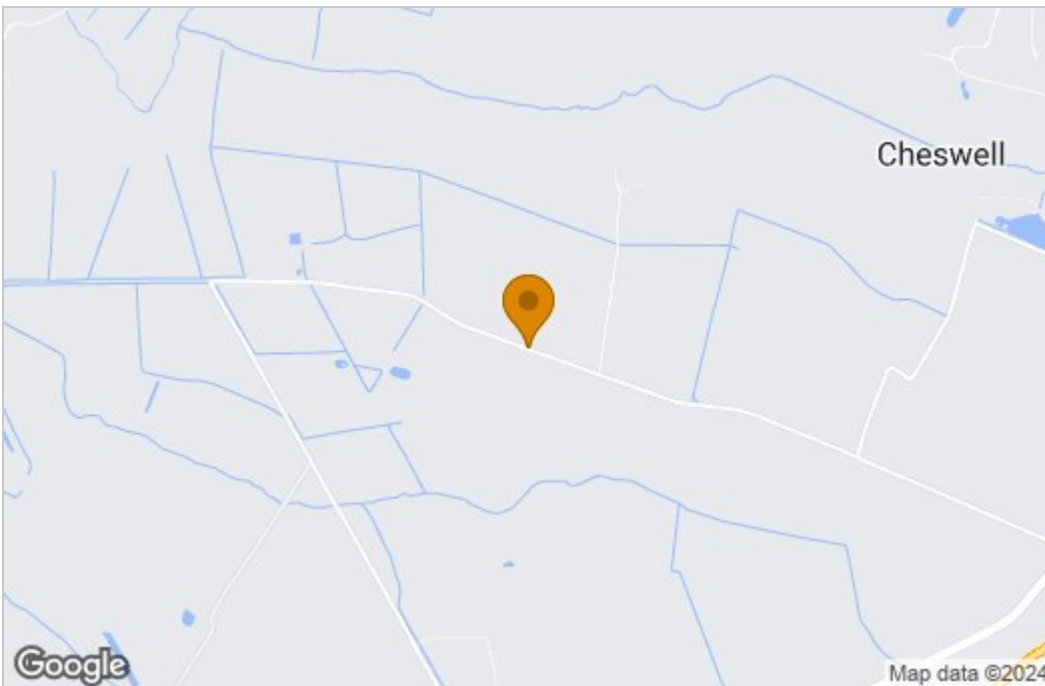
Floor Plan

JARDWOOD FARMHOUSE KYNERSLEY DRIVE, LILLISHALL

TOTAL: 255.4sq.m. 2749sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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