



Helping *you* move



## Scribes Cottage, 16 Hillside, Lilleshall

An exceptional Detached Cottage situated in an elevated position nestling into the hillside and having 4 Bedroom 3 Bathroom accommodation of great quality.

Offers in Excess of  
**£600,000**



# Scribes Cottage, 16 Hillside, Lilleshall

## Overview

- Exceptional Detached Village Residence
- Spacious Cottage Style Accommodation
- High Quality Kitchen Breakfast Room
- Lovely Cosy yet Spacious Lounge
- Dining Room Opening to Entertainment Z Zone with Bar
- First Floor with 3 Double Bedrooms, En-Suite and High Quality Bathroom
- 2nd Staircase to Guest Bedroom with En-Suite
- Terraced Gardens Front and Rear with Purpose Built Garden Office , Garage and Parking to Front
- Council Tax Band D
- EPC Rating – D



## BRIEF DESCRIPTION

An exceptional Detached Cottage which has been much loved by the present owners with superb quality fittings throughout. The property has been extended and provides family size accommodation of: Side Entrance Hall, with Feature Staircase and access to a wonderful Kitchen Breakfast Room with plenty of storage, a Ground Floor WC, Lounge, Dining Room opening to further Sitting Room with Bar and double doors opening onto front Garden Entertainment Area. Front Hall with stairs to landing and access to beautiful Main Bedroom and En-Suite, 2 Further Bedrooms and lovely Family Bathroom, 2nd staircase from Side Entrance Hall to Small Gallery Landing and access to Guest Bedroom 4 and further En-Suite. Externally there is a smart Parking Area with Electric Car Charging Point and retaining sandstone walling paved pathways lead to the terraced and usable front gardens where you can enjoy beautiful sunsets and rear garden nestling into the hillside with paved patios and access to the Purpose Built Office.

## LOCATION

Lilleshall is a popular village just south of the market town of Newport - with it's busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

Lilleshall itself has a Post Office, Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.

**PLEASE NOTE:** The property is approached over several steps which may impede anyone with a disability or where steps may be a concern.





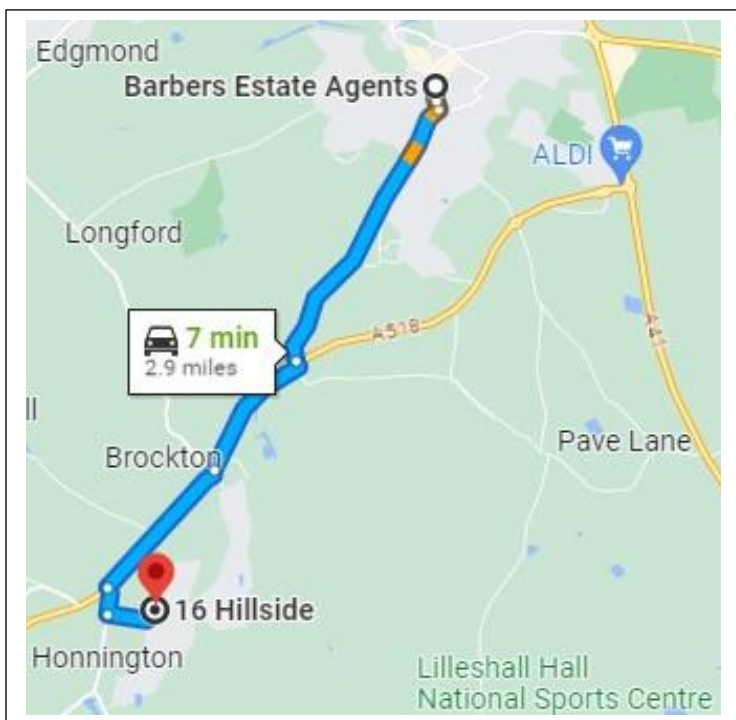
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**USEFUL INFORMATION: TO VIEW THIS PROPERTY:** Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: [Newport@barbers-online.co.uk](mailto:Newport@barbers-online.co.uk)

**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.

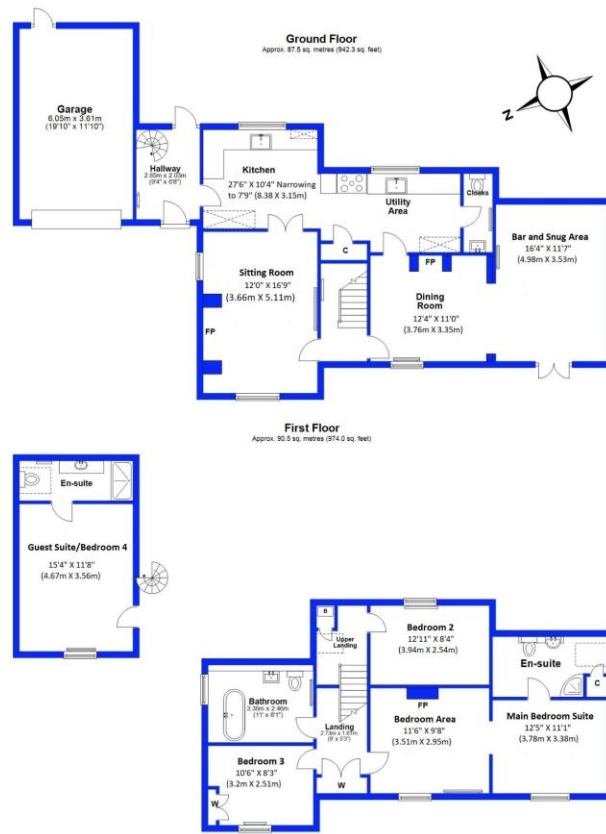
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office in the High Street head south, turn right onto Wellington Road and at the roundabout, take the 3rd exit onto Wellington Road/A518 continue for 0.6 miles and at the roundabout with the Red House pub on your right, after approximately half a mile turn left onto Wellington Road. Take the first left turning and bear left onto Hillside where the property is situated after a few hundred yards on the right hand side as marked by our For Sale board.

**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.



This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All blue lines have been taken on 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, balconies and fittings are approximate and for use as a guide only. This floor plan does not show the actual layout of the property as it may vary in the actual property. Plans produced using PlanIt.

16 Hillside, Lilleshall, Newport



## 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

Tel: 01952 820 239

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