



Pickstock Manor Farm, Pickstock, TF10 8AH

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**Pickstock Manor Farm, Pickstock, TF10 8AH**

**Freehold – Offers in the Region of  
£825,000**



### **Features**

- **Beautifully Renovated Three Storey Farmhouse**
- **Four Substantial Bedrooms, Main with En-Suite and Family Bathroom**
- **New Breakfast Kitchen, Boot Room/Utility Room**
- **Snug, Lounge, Ground Floor W.C., Cloaks**
- **Four Attic Rooms**

**Approx 4 Acres in Total**

**Several Barns for Conversion – Subject to Planning Approval**

**Lovely Gardens, Brick Built Office Store**

**Rural Location**

**EPC Rating F, Council Tax Band G**



**BRIEF DESCRIPTION**

An extraordinary opportunity presents itself with the availability of this substantial Three-Storey Detached Farmhouse, meticulously enhanced by its current owners. Boasting a delightful new Kitchen and tastefully adorned interiors across the first two floors, this residence exudes charm and elegance at every turn. Upon the ground floor there is a generously proportioned Lounge, a cosy snug Sitting Room and a spacious Boot Room/Utility Area. The property features a lengthy Central Hall, providing access to a Ground Floor WC. and a staircase ascending to a broad landing, which grants entry to Four substantial Bedrooms, including an En-Suite, and a well-appointed Family Bathroom. Additional stairs lead up to Four expansive Attic Rooms, primed for further refinement to suit personal preferences.

Externally, the property is complemented by a brick-built Office Store and a Detached Single-Storey Block of Barns, offering the potential for conversion to residential use, subject to obtaining planning permission. Positioned set back from the road, the residence boasts Ample Parking Space, extensive Gardens, and approximately 4 acres of land in total, promising a picturesque and serene lifestyle within a rural environment.

This exceptional property presents a rare blend of modern comfort and rural tranquillity, inviting its fortunate new owners to indulge in a lifestyle of unmatched quality and serenity.



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**LOCATION:** The property is just 3.2 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools. A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

**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)

**DIRECTIONS:** From Newport, take the Chester Road/Newport Bypass/A41 continue for 0.1 miles and turn right signposted Knighton. Continue along this road and then turn left, signposted Pickstock. Travel for approximately one mile and the property will be located on the right hand side just past the red telephone box.

**SERVICES:** We are advised that mains water, electricity and drainage are available together with oil fired central heating. 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/> Edit | Delete

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

**EPC RATING** - F-28 - The full energy performance certificate (EPC) is available for this property upon request.

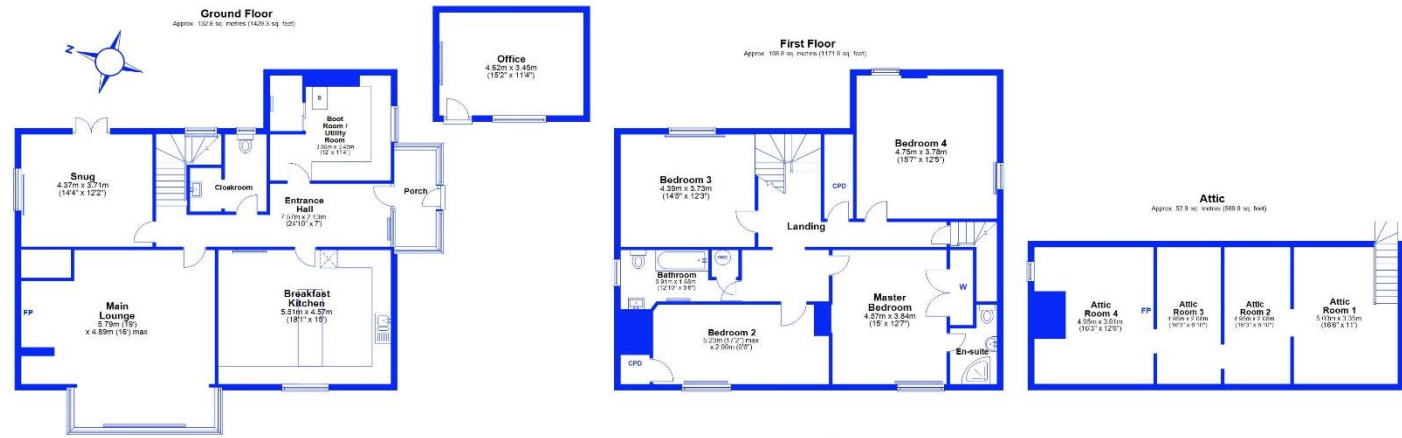
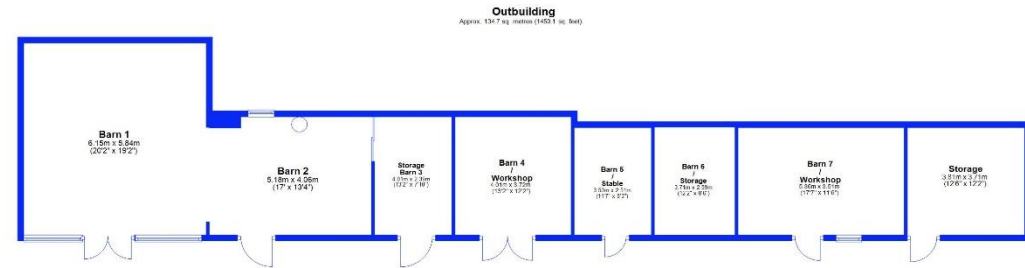
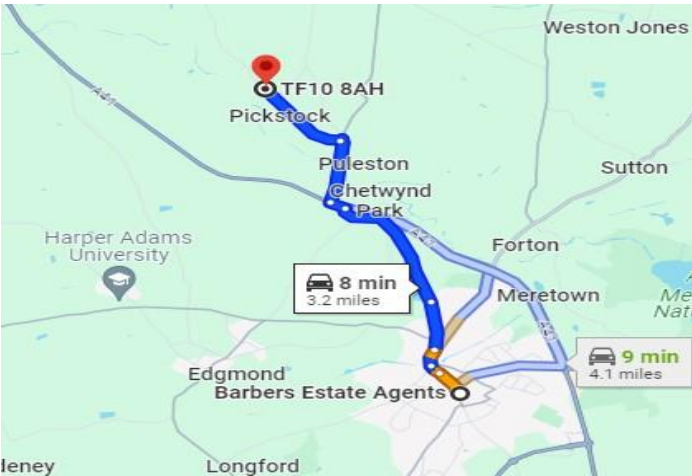
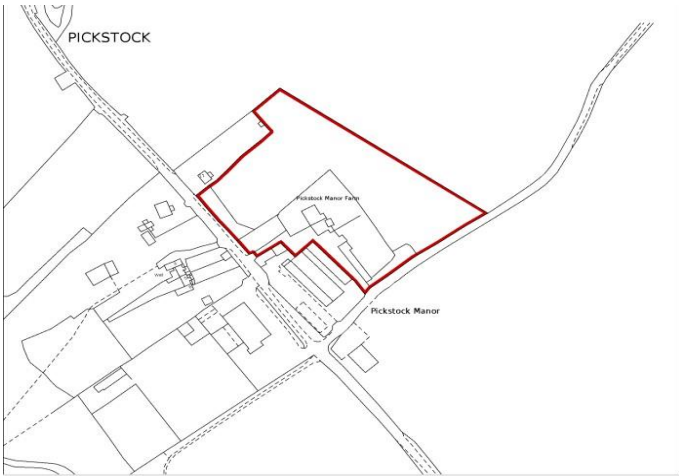
**PROPERTY INFORMATION:** We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate.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

NE34813





Total area: approx. 429.3 sq. metres (4620.9 sq. feet)

This floor plan has been prepared for the exclusive use of Sellers Estate Agents. All 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 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 intended to be used as a legal document. It is the exact representation of the subject property. The producers using Termis.

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**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.



**NEWPORT**  
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