



Meadow Pastures, Weston Jones Mill,  
Weston Jones, Newport, TF10 8ED

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Newport, TF10 8ED**

**Freehold – Offers in the Region of  
£695,000**



**Features**

- **Generous Semi-Detached Barn Conversion**
- **Four Bedrooms all with En-Suites**
- **Entrance Hall, Ground Floor W.C.**
- **Ground Floor Office, Sitting Room**
- **Farmhouse Style Kitchen, Dining Room**

- **Double Garage, with Boarded Loft Area**
- **Beautiful Lawned Gardens with Patio**
- **Open Field Views, Electric Gates, Timber Pergola, Rural Setting**
- **Outside Floodlights and Electric Sockets**
- **Council Tax Band E, EPC Rating - D**



## BRIEF DESCRIPTION

Nestled in picturesque surroundings, this remarkable Semi-Detached Barn boasts a generous size and is enveloped by delightful Gardens offering views of the open countryside. Located in a quaint rural area just a short distance from Newport High Street which is approximately 3.7 miles away, this stunning residence offers an abundance of space and charm. Upon entering, you're greeted by a striking Feature Entrance Hall leading to a Farmhouse style Kitchen, an inviting open plan Dining Room seamlessly connects to the impressive Sitting Room. Completing the ground floor layout are an Office and a convenient Ground Floor Cloaks WC. Ascend the stairs to discover a captivating Landing area adorned with character features, including exposed timbers and original barn ironwork, along with a charming Sitting Area. The upper level comprises Four spacious Double Bedrooms, each boasting En-Suite facilities for added comfort and convenience.

Outside, a lengthy gravel driveway winds through manicured lawns and planted gardens, offering several secluded seating patio areas to enjoy the tranquil surroundings. Access to the Double Garage and Parking is available both at the front and rear of the property, enhancing its practicality and appeal.



## LOCATION

The property is located just over the Shropshire/Staffordshire border, in the rural hamlet of Weston Jones, which is only a few minutes drive to nearby Newport. Very popular with residents, Newport is served by Waitrose, Lidl and Aldi supermarkets along with bespoke and independent local shops and a selection of national retailers.

The area is noted for its highly regarded schools, both within the state and private sectors, including Thomas Telford, Wrekin College, Adams Grammar and Newport Girls High, and range of schools and colleges in Shrewsbury. Telford and Stafford have stations offering regular mainline rail services to Birmingham, Manchester and London, with the latter offering intercity access to the capital in just one hour and twenty minutes. The M54 from Telford joins the National Motorway Network for onward travel and Birmingham Airport.



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**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 Newport Bypass A41, at the roundabout, take the 3rd exit onto A519 and continue for 0.5 miles. Turn left onto Shay Lane and continue for 1.7 miles. Turn left onto Barn Lane, then turn right onto Mill Lane and the property will be identified by our For Sale Arrows. What3Words- [///remove.sizes.chairing](#)

**SERVICES:** We are advised that mains water, electricity are available together with oil fired central heating and septic tank drainage. 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. WiFi is 4g router with an external antenna (which will of remain) - speeds range from 10-30mbps. 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:** Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ. Tel: 01785 619000

**EPC RATING – D-60** 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.

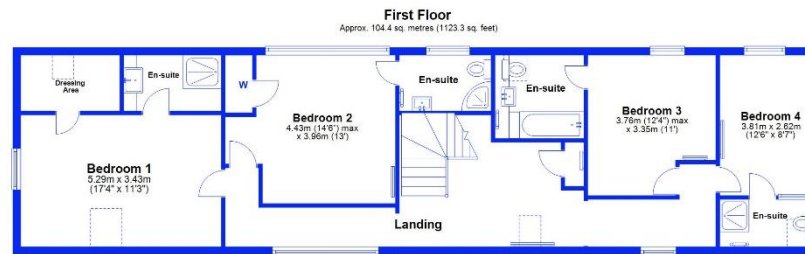
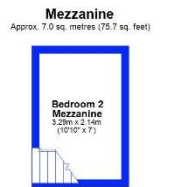
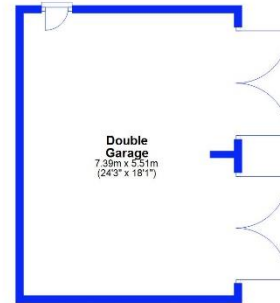
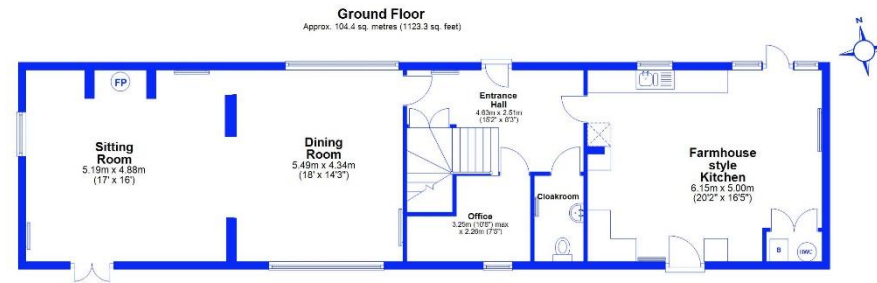
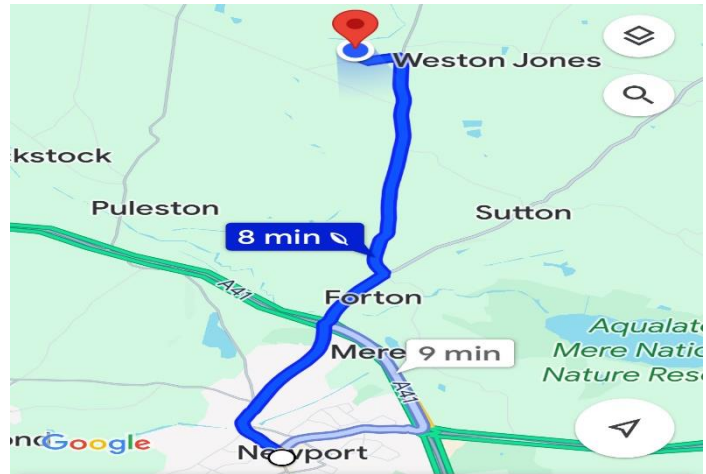
**METHOD OF SALE:** For Sale by Private Treaty.

NE32570



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Total area: approx. 215.7 sq. metres (2322.2 sq. feet)

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 PlanUp.

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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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