



Summerhill, Newport Road, Edmond,  
TF10 8HD

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**Summerhill, Newport Road, Edgmond, TF10 8HD**

**Freehold – Offers in the Region of  
£995,000**



**Features**

- **Exceptional Attached Period Property Set in 1.25 Acres**
- **Five Double Bedrooms**
- **Three Bathrooms Including En-Suite to Main Bedroom**
- **140m2 Outbuildings with Development Potential, Subject to Planning Permission**
- **Kitchen Breakfast Room**
- **Entrance Hall, Office, Conservatory**

- **Glorious Gardens with Woodland and Pond**
- **Victorian Greenhouse, Vegetable Garden and Orchard**
- **L-Shaped Drawing Room, Dining Room, Family Sitting Room**
- **Guest Cloakroom, Utility/Laundry Room, Boot Room**
- **EPC Rating D**
- **Council Tax Band G**





## BRIEF DESCRIPTION

An exceptional attached Period Property offering spacious character accommodation. Nestled within approx 1.25 acres of Gardens, Outbuildings, and Woodland.

The main house features a striking Entrance Hall, leading onto the Conservatory overlooking a pretty inner Courtyard. The house boasts a beautiful Dining Room, Family Sitting Room, Large Breakfast Kitchen, Rear Hall leading to Utility, secondary staircase, and garden access. A stunning L-shaped Drawing Room provides garden views opening onto delightful patio area.

Upstairs, spacious landing leads to the Main Bedroom with adjacent Bathroom, Four additional Double bedrooms, and another Bathroom.



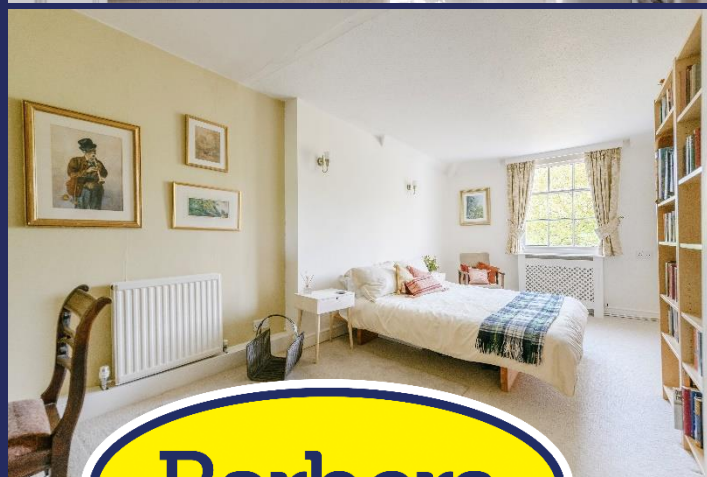


Outbuildings, with potential for development, include a Garage/Coach House, former Stables with loft, Workshop, and Office, arranged around a cobblestone courtyard. There is a substantial Victorian greenhouse with productive vegetable garden and established fruit trees. The property boasts glorious gardens gently sloping towards woodland with a pond. The property is situated on the outskirts of Edgmond, a short distance from Newport.

#### LOCATION

The property is just 1 mile 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 Edgmond Primary School and Newport's highly regarded 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.



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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 our office head north on High Street go straight across at the mini roundabout and continue onto Lower Bar. Continue onto Chetwynd End and then slight left onto Chetwynd Rd/B5062. At the roundabout, take the 1st exit onto Edmond Rd/B5062 and continue to follow B5062, turn left onto Newport Road, carry on for approximately 200 yards and there are 4 houses. Summerhill is the 3rd house on the left with gates. (not Summerhill House, which is the first house)

**SERVICES:** We are advised that the property has mains gas, electricity, water and drainage is via a shared septic tank. 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/>

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

**EPC RATING** – D-61 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.

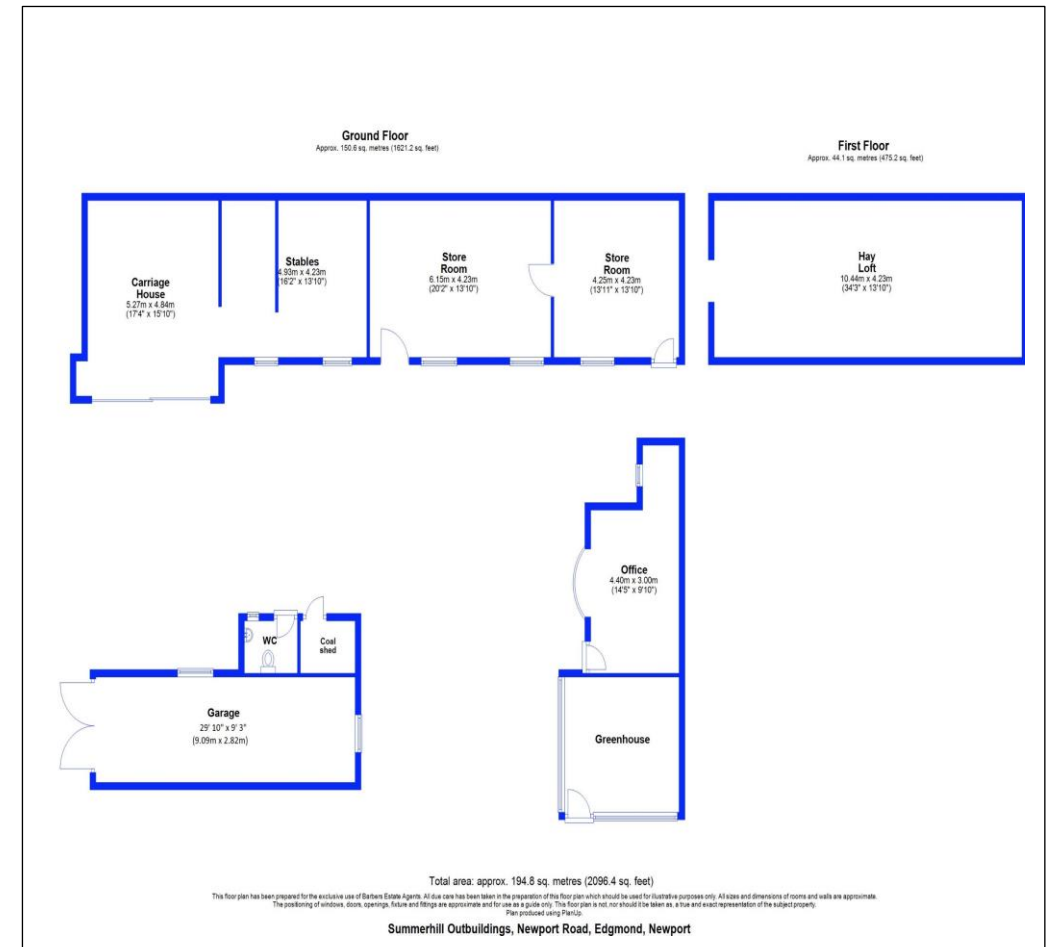
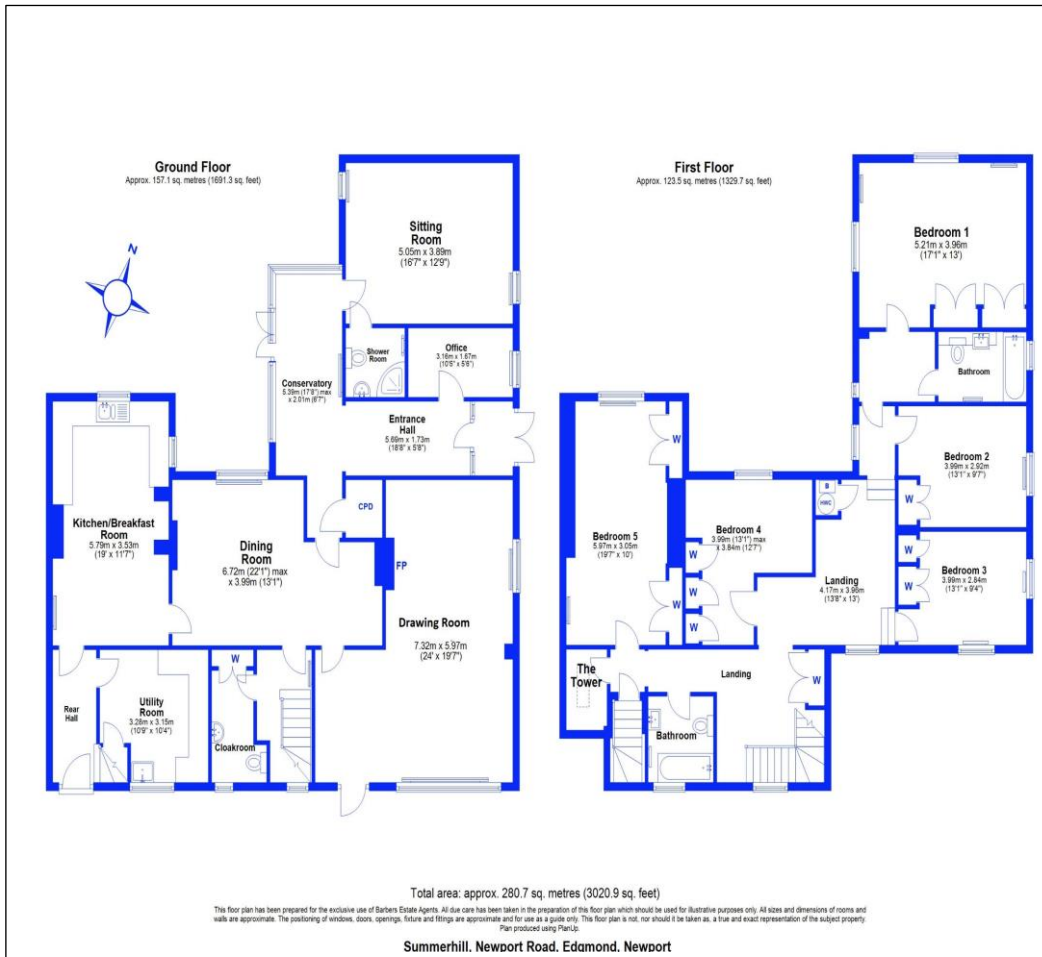
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use 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.

NE31972





**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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