



1 Sutton Barns, Lower Sutton, Newport,  
TF10 8DE

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**1 Sutton Barns, Lower Sutton, Newport, TF10 8DE**

**Freehold – Offers in the Region of  
£650,000**



## Features

- Exceptional Family Home in a Lovely Village Location
- Five Bedrooms, Three Downstairs and Two Upstairs
- Perfect for Multi-Generational Living
- Open Plan Kitchen Dining Room, Utility Room
- Six Bathrooms, Five of which are En-Suites

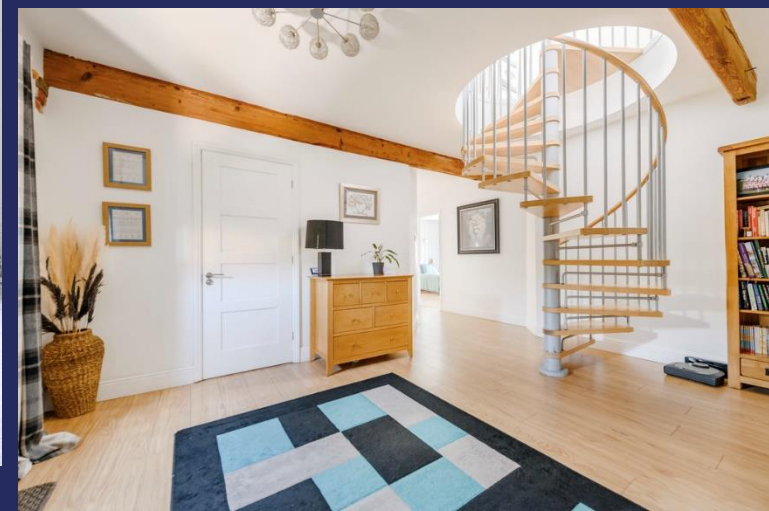
Lounge, Two Offices

Stunning Views Over Glorious Countryside

Two Parking Spaces and Guest Parking

Garage, Outside Power Points

EPC Rating – D Council Tax Band G



## BRIEF DESCRIPTION

Rarely do you get the opportunity to purchase such an exceptional Family Home offering substantial accommodation over two floors with wonderful views of the surrounding countryside. This property is ideal for multi-generational living, with lovely ground floor accommodation that could easily be converted into an annex-style living space or used as a large family home.

The property benefits from a wonderful fitted Kitchen with a Utility Room and a very spacious Lounge. The overall accommodation consists of a feature Entrance Hall, a Ground Floor WC, a Kitchen Dining Room, a Utility Room, and a Lounge. There are up to Three Ground floor Bedrooms, with one currently used as a Gym and two as Offices, making it ideal for working from home. A spiral staircase leads to a feature landing with a seating area, which leads to the Main Bedroom with an En-Suite and another large Bedroom with an En-Suite.

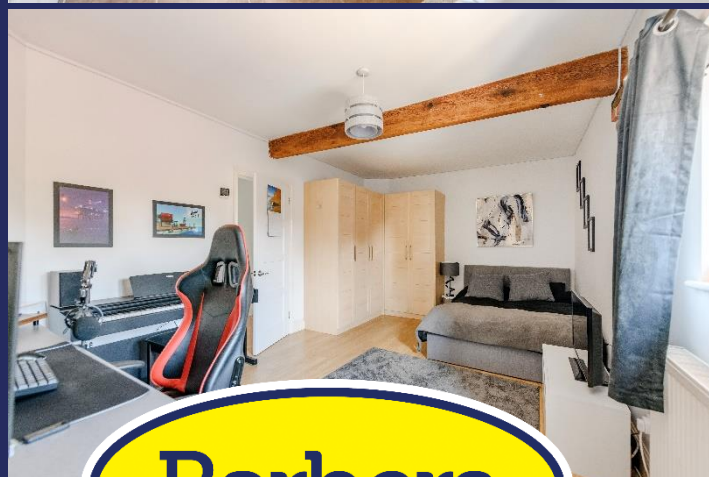


It's worth noting that there are three En-Suites for the Ground Floor Bedrooms and a separate Bathroom. Externally, the property has good-sized Private Gardens with wonderful views and a southerly aspect, Parking, and an adjoining Garage.

### LOCATION

The property is located in the lovely village of Lower Sutton which is just 2.7 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. Together with excellent rail connections from Stafford Station, which is located only 20 minutes away with its direct line Manchester to London line.



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**MANAGEMENT COMPANY:** There is a self owned Management Company between the residents. They are responsible for the upkeep of the shared areas (drive, visitor parking, electrics, gates, courtyard and communal garden areas). The service charge is approximately between £500 to £800 per annum).

**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

**DIRECTIONS:** From our office in the High Street, continue onto Lower Bar, and then onto Chetwynd End, then slight right onto Forton Road/B5062. At the roundabout, take the 2nd exit onto A519 and continue for 1.3 miles, turn right at Fernhill Road then right into Guild Lane and the property will be located on the right hand side as identified by our For Sale Board.

**SERVICES:** We are advised that the property has mains electricity, water and oil fired central heating are available. The drainage is via a sewerage treatment plant which has is shared between four barns and forms part of the Sutton Barns Management Company. The treatment plan was replaced three years ago. 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:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

**EPC RATING** – D-68 - 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.

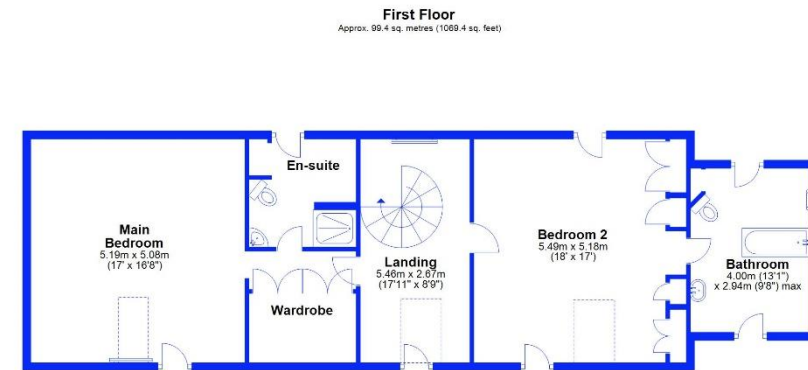
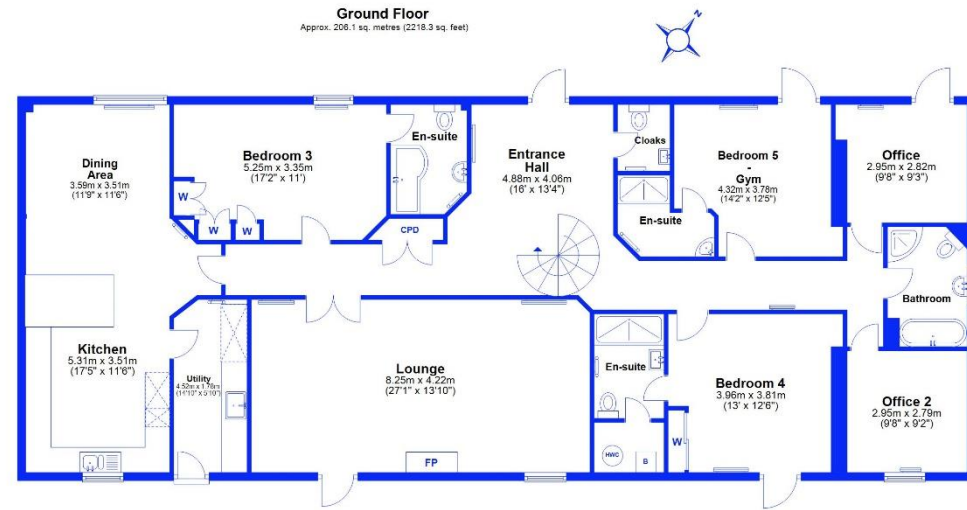
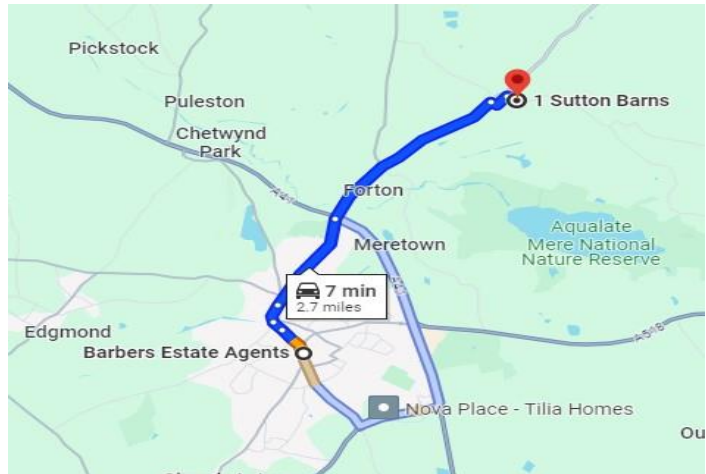
**METHOD OF SALE:** For Sale by Private Treaty.

NE35936



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Total area: approx. 305.4 sq. metres (3287.8 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.



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