



Pool House Cottage, Ellerton, Newport,  
TF10 8AW

Helping *you* move





# Pool House Cottage, Ellerton, Newport, TF10 8AW

Freehold – Offers in the Region of  
£785,000



## Features

- Attractive Detached Cottage Set in 3.7 Acres of Gardens and Paddocks
- Five Bedrooms
- Timber Chalet with Planning Permission for Holiday Let
- Entrance Hall, Office, Sitting Room
- Dining Room, Kitchen Breakfast Room

Two Bathrooms, Shepherds Hut

Many Outbuildings, Paddock, EV Charging Point

Raised Freestanding Swimming Pool

Beautifully Maintained Gardens and Substantial Parking Area

EPC Rating - E, Council Tax Band F





## BRIEF DESCRIPTION

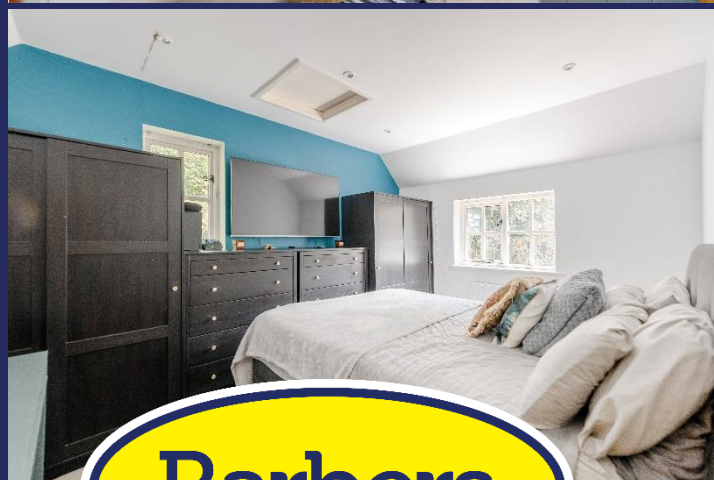
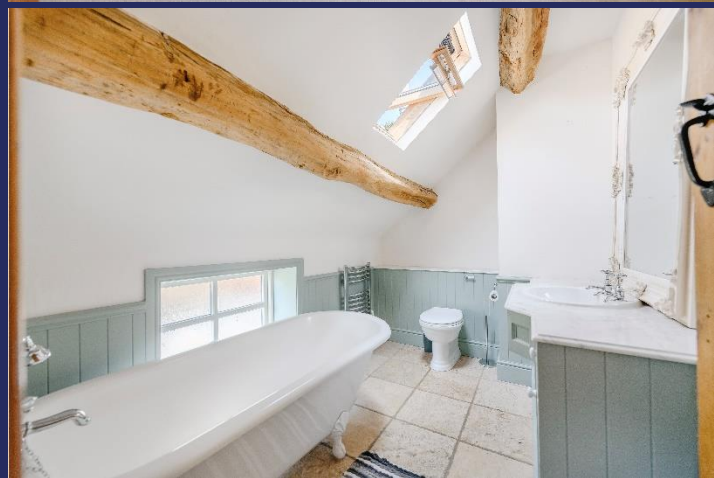
A very attractive detached cottage set on 3.7 acres of beautifully maintained Gardens and Paddocks. This charming property features an above-ground Swimming Pool, an excellent range of Stable/Workshops, a Shepherd's Hut, and a Timber Chalet with planning permission for Holiday Letting. The spacious accommodation includes an Entrance Hall, a Kitchen/Breakfast Room, a separate Dining Room, Lounge, and a Large Office. There are two sets of stairs, one leading to the Main Bedroom, a further Bedroom, and a Bathroom, and the second set leading to three more Bedrooms and another Bathroom. The property also boasts Ample Parking, a courtyard, and Terraced Gardens that lead to upper-level lawned Gardens. Additional features include oil central heating, Paddocks with post and rail fencing, field access, a Market Garden Area, and an Orchard. This property is perfect for those looking for a peaceful countryside retreat with the potential for Holiday Letting Income.



## LOCATION

Pool House Cottage is situated in a picturesque setting within the small and quiet hamlet of Ellerton, close to the larger villages of Sambrook and Hinstock. The nearby towns of Newport, Market Drayton and Eccleshall all offer a wide variety of local amenities, while the County towns of Shrewsbury and Stafford are within easy driving distance. Both the M54 and M6 are within 15 miles providing access to Birmingham, Manchester and the Midlands. Stafford Station has a main line service to London Euston (1 hour 20 minutes).

There are good schools in the area in both the private and state sector, notably Castle House in Newport together with the much acclaimed Adams Grammar School, Newport Girls School, Stafford Grammer and High School.



Helping *you* move



**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 head north on the A41 for about 3.8 miles before turning right just beyond the garage on the right hand side, signposted to Sambrook. After about half a mile continue through the village and at the centre bear left following the signs to Ellerton. Continue for approximately 1 mile before turning left into the hamlet of Ellerton. Pool House Cottage is to be found after a short distance on the right hand side.

**SERVICES:** We are advised that the property has mains electricity, septic tank drainage, oil fired central heating together with a private water supply via a Borehole. There is a charge for this which is currently £150 per annum. 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:** Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

**EPC RATING - E-45:** 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.

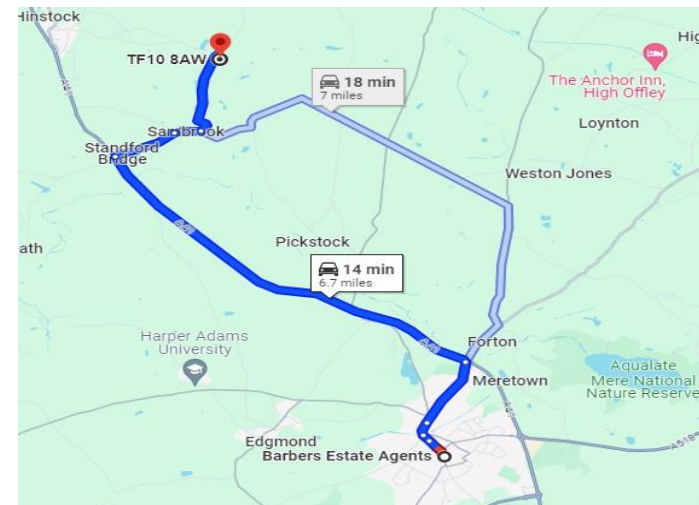
**METHOD OF SALE:** For Sale by Private Treaty.

NE36079



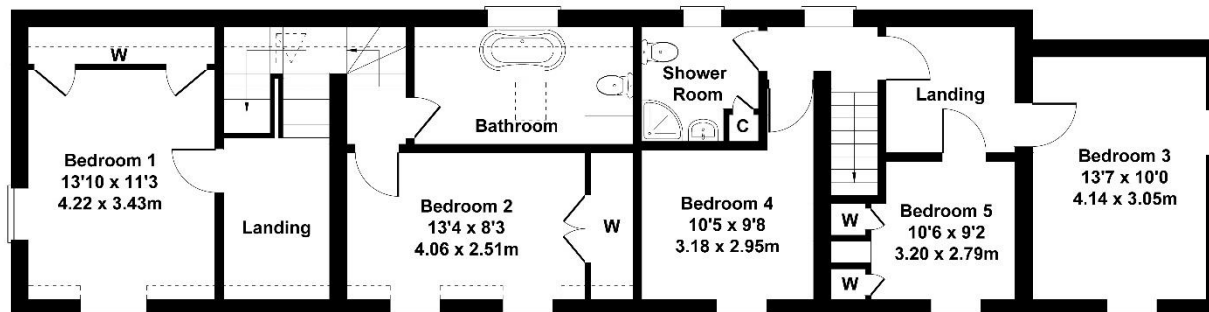
# Pool House Cottage, Ellerton, Newport, TF10 8AW

Helping *you* move

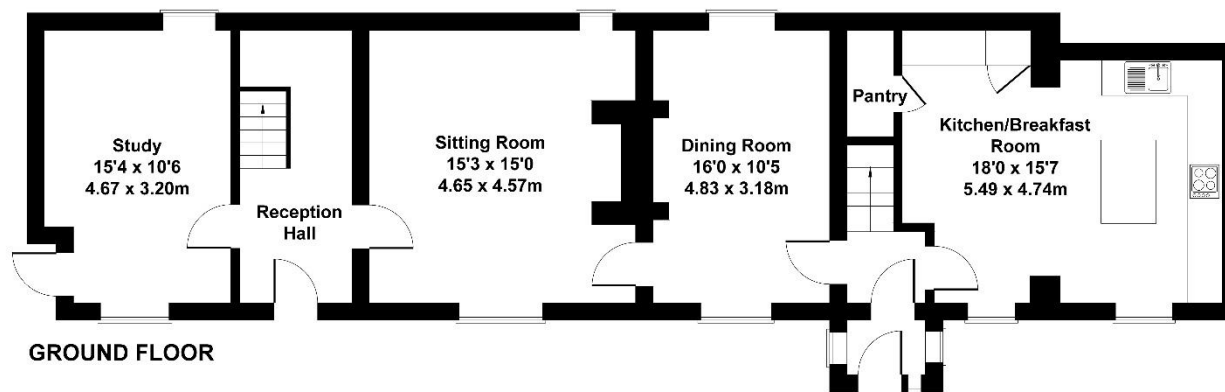


## Pool House Cottage

Approximate Gross Internal Area  
2002 sq ft - 186 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

**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**  
30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**