



Helping *you* move



Cadwell Barn, Meretown, Newport, TF10 8BX

A stunning, modernised Barn Conversion, located in a picturesque setting surrounded by Beautiful Countryside. This lovely property boasts open, airy living spaces filled with natural light, accentuated by superb character features throughout. The property also has the benefit a Detached Double Garage and plenty of Parking.

**Offers in the Region of
£595,000**

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Overview

- Modernised Barn Conversion
- Three Bedrooms, Main with En-Suite
- Ground Floor W.C.
- Feature Hallway
- Kitchen
- Lounge, Dining Room
- Office Landing Area
- Family Bathroom
- Detached Double Garage
- Parking for Multiple Cars
- Oak Doors with Suffolk Latches Throughout
- Landscaped Rear Gardens
- EPC Rating - C, Council Tax Band F



BRIEF DESCRIPTION

An exceptional, modernised Barn Conversion, nestled in a picturesque setting surrounded by Private Grounds and Beautiful Countryside. This stunning property boasts open, airy living spaces filled with natural light, accentuated by superb character features throughout. The stylish accommodation includes a welcoming Entrance Hall, a Ground Floor WC, and a farmhouse-style Breakfast Kitchen. The Lounge, complete with a Feature Fireplace, opens into a spacious Dining Room, perfect for entertaining. A striking staircase with a gallery return leads to a Feature Landing that includes an Office Space and access to Three charming Bedrooms. The Main Bedroom benefits from an En-Suite, while the additional Bedrooms share a luxurious family Bathroom.

LOCATION

The property is just 2.3 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market.

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.



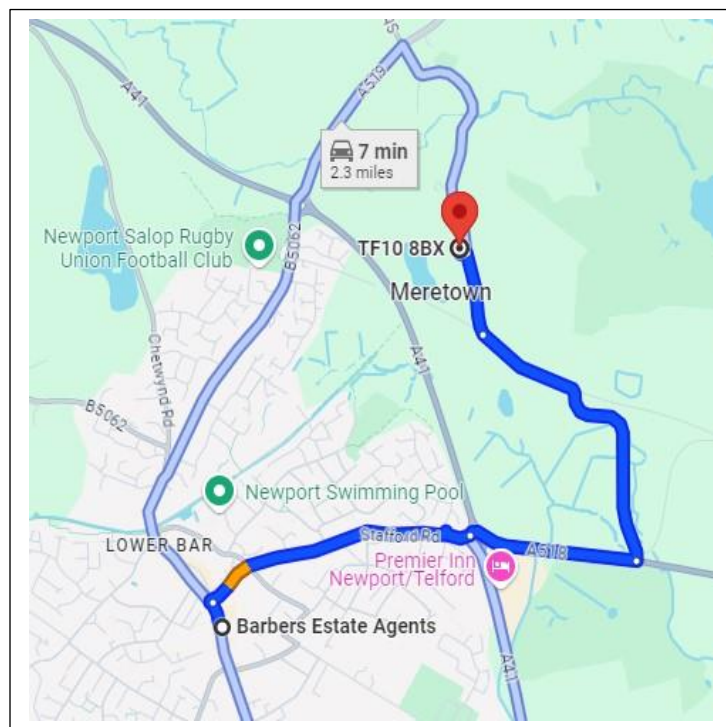
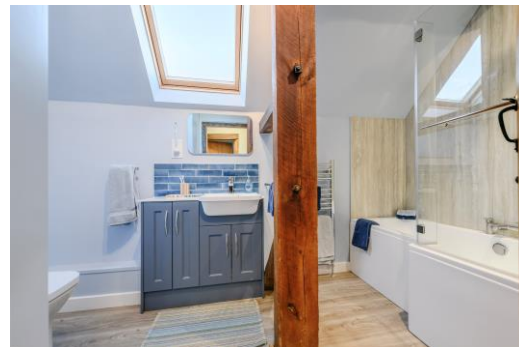
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: **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

SERVICES: We are advised that the property has mains water, mains electricity, oil fired central heating and septic tank drainage are available. 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



DIRECTIONS: From our office head north on High Street, at the roundabout, take the 2nd exit onto Stafford Street, go through one roundabout. At the roundabout, take the 2nd exit onto A518 and continue for 0.4 mile. Turn left onto Walkley Bank then slight right, turn left and the property will be located on the right hand side.

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.



Total area: approx. 163.2 sq. metres (1756.7 sq. feet)

This floorplan 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, fixture 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.

Cadwell Barn, Meretown, Newport



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Email: newport@barbers-online.co.uk



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 purposes 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.