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4 Sutton Barns, Lower Sutton, TF10 9DE

This tastefully renovated Barn Conversion in Lower Sutton offers a perfect blend of modern comfort and rustic appeal. Number 4 Sutton Barns is a Grade II Listed Property set in a peaceful village, surrounded by countryside, yet conveniently close to Newport's amenities and highly-rated schools.

£440,000

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Overview

- Barn Conversion with Charming Features
- Three Double Bedrooms with En-Suites and Dressing Rooms
- Kitchen Dining Room
- L-Shaped Hallway
- Ground Floor W.C.
- Lounge with Log Burner
- Lovely Village Location
- South Facing Garden with Views
- Electric Gates Leading to Parking Area,
- Large Garage
- Council Tax Band F, EPC Rating D



BRIEF DESCRIPTION

This beautifully renovated Barn Conversion in Lower Sutton offers a perfect blend of rustic appeal and modern comfort. No. 4 Sutton Barns is a Grade II Listed Property set in a tranquil village, surrounded by countryside, yet conveniently close to Newport's amenities and highly-rated schools. With Stafford train station nearby, providing easy connections to Birmingham and London, and Shrewsbury within 20 miles, the location is both peaceful and practical. The property boasts Three Generously Sized Double Bedrooms, all featuring their own Dressing Rooms and En-Suites. The Main Bedroom stands out with its striking exposed beams, vaulted ceilings, and porthole windows. A Walk-in Wardrobe and luxurious En-Suite with a Freestanding Bath complete this impressive space.

LOCATION

The property 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 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 - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



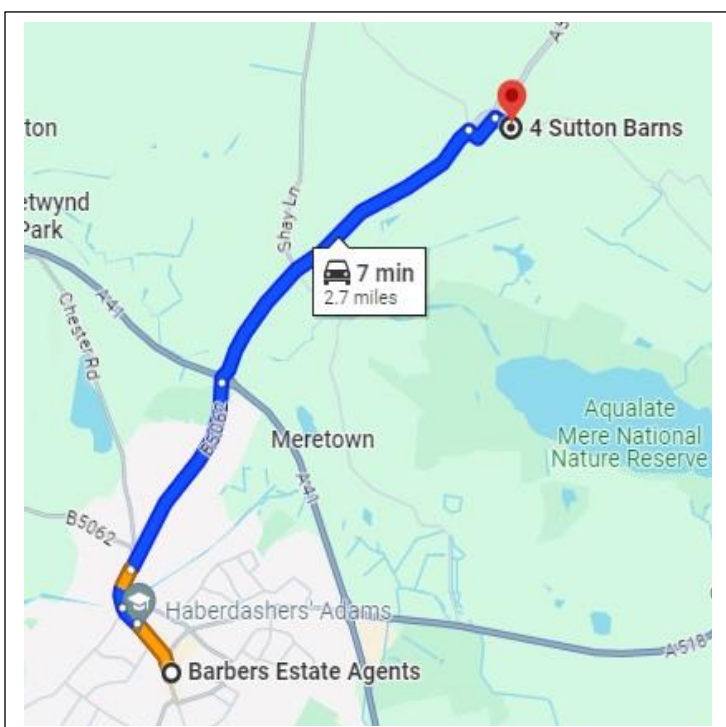
Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: 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 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

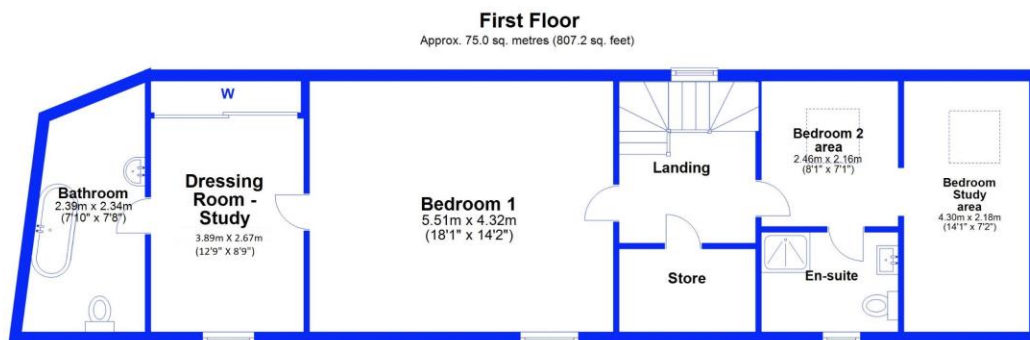
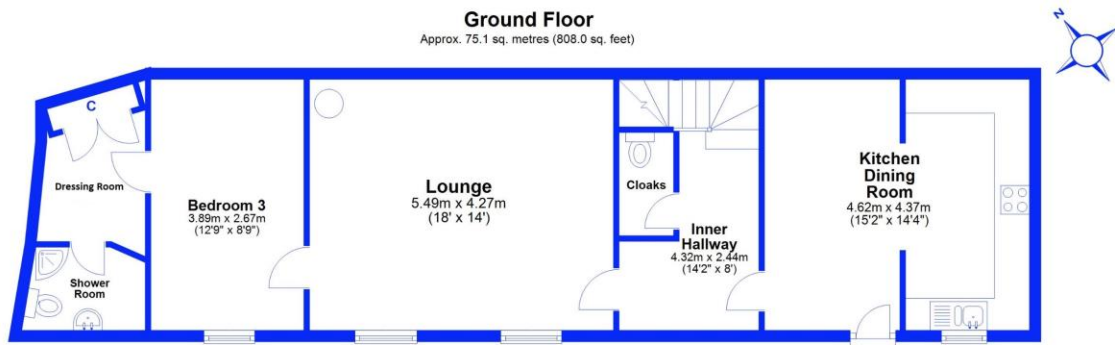


DIRECTIONS: From our office in the High Street, continue onto Lower Bar, and then onto Chetwynd End, then slight right onto Forton Road/B5062. At the roundabout, take the 2nd exit onto A519 and continue for 1.3 miles, turn right at Fernhill Road then right into Guild Lane and the property will be located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

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: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

MANAGEMENT COMPANY: There is a self owned Management Company between the residents to manage the upkeep of the shared areas, the water sewerage treatment plant (installed in 2021) and electric gate. The service charge is approximately £40 a month.



Total area: approx. 150.1 sq. metres (1615.2 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, 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.

4 Sutton Barns, Lower Sutton, 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

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Barbers

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.