



3 Manor Farm, Little Bolas, TF6 6PR

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Freehold – Offers in the Region of
£700,000



Features

- Spacious Detached Barn Conversion
- Entrance Hall, Ground Floor W.C.
- Courtyard Parking, Large Garage, Worktop
- Office, Kitchen Living Dining Room, Utility Room
- Lounge/Sitting Room, Gallery Landing

Family Bathroom with Roll Top Bath

Four Bedrooms, Two with En-Suites

Substantial Rear Gardens with Paved Patio

Office, Kitchen Living Dining Room, Utility Room

EPC Rating - D



BRIEF DESCRIPTION

A stunning, highly sought-after, and incredibly spacious Detached Barn Conversion exuding charm with exposed timbers, wooden floors and Oak doors throughout. Nestled in picturesque countryside yet conveniently located just a few minutes' drive from the A442, providing easy access to Wellington, Telford, and the M54, or alternatively towards Shrewsbury through High Ercall.

This remarkable property features a delightful Hallway with an Office and a WC Cloaks, leading to an expansive Kitchen Living Dining Room adorned with a central Island breakfast bar. Additionally, there's a Utility Room and access from the Hall to the generously sized Lounge boasting an Inglenook Fireplace.

The first floor offers a Gallery Landing leading to a stunning Master Suite with an En-Suite, a Guest Bedroom also with an En-Suite, and two further Double Bedrooms along with a Family Bathroom.



Externally, there's a large Courtyard Parking Area with access to the Double Garage and a separate Workshop. The sizable Gardens to the rear are laid to lawn with hedged boundaries and a decking Patio area, perfect for outdoor relaxation and entertainment.

LOCATION

3 Manor Farm is located in the hamlet of Little Bolas, which is surrounded by the beautiful Shropshire Countryside.

The village of Tibberton is about 3.5 miles away with a Primary school and popular public house. Newport has excellent amenities which include a Waitrose and local shops and schools including the well renowned Adams' Grammar School and Newport High School for Girls. The larger centres of Shrewsbury and Telford and both within 15 miles and offer further amenities and good rail links. The M54 and M6 are close by and offer direct access to Birmingham, Manchester and beyond.



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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

DIRECTIONS: From Wellington take the A442 in the direction of Peplow/Waters Upton, continue along the A442 through Cold Hatton Heath, take a right hand turn signposted Little Bolas (three quarters of a mile). Continue along this road and then take the first right and the property can be found a short distance along on the left hand side.

SERVICES: We are advised that the property has mains electricity and water together with LPG central heating and septic tank drainage. 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-58 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: 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.

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.

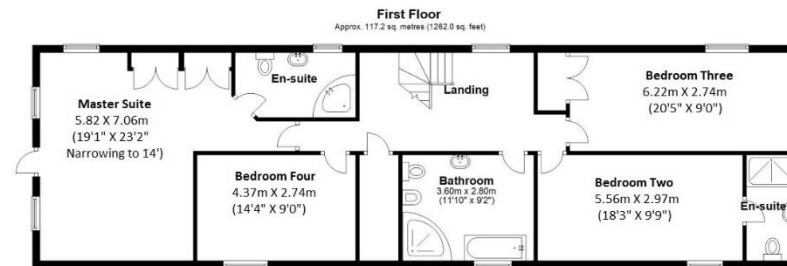
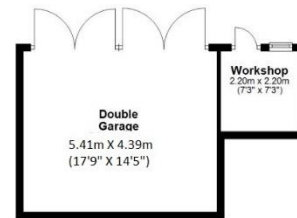
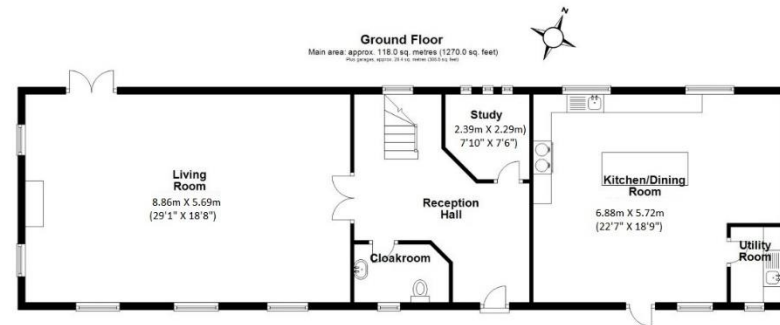
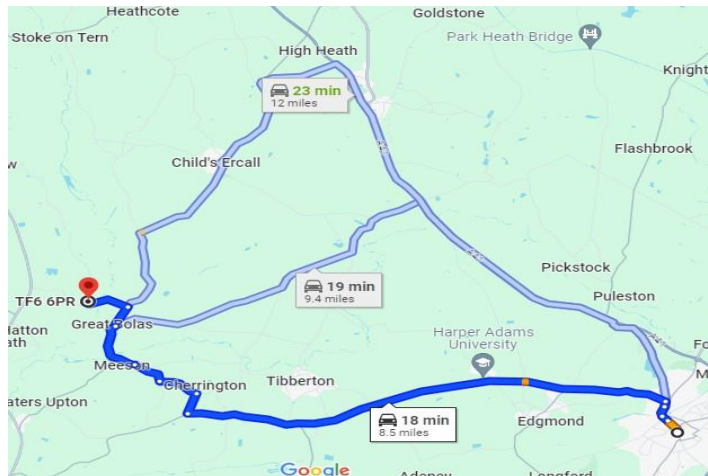
METHOD OF SALE: For Sale by Private Treaty.

NE34499



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Main area: Approx. 235.2 sq. metres (2532.0 sq. feet)
Plus garages: approx. 38.4 sq. metres (413.5 sq. feet)
3 Manor Farm

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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