



## Hawthorne Cottage, Kynnersley Drive, The Hincks, Lilleshall, TF10 9HT

Hawthorne Cottage is a beautiful, extended, Semi-Detached Duke of Sutherland Cottage, set within a generous plot and transformed by the present owners. Externally, the property benefits a Side Driveway with gated access leading to additional Rear Parking together with Summerhouse and Workshop, a brick-built Former Pigsty, along with useful Storage Sheds and Greenhouses.

Offers in the Region of  
**£525,000**

# Hawthorne Cottage, Kynnersley Drive, The Hincks, Lilleshall, TF10 9HT

## Overview

- An Extended, Semi-Detached Duke of Sutherland Cottage
- Set in a Generous Plot and Transformed by the Present Owners
- Three Bedrooms, Principal Bedroom with Bespoke Fitted Wardrobes
- Charming Cottage Style Kitchen, Rear Utility Room and Walk-in Pantry
- Ground Floor Shower Room
- Spacious Office/Study
- Conservatory, Separate Dining Room
- Light and Airy Lounge
- Magnificent Family Bathroom
- Brick Built Former Pigsty
- Side Driveway with Rear Parking
- Chalet Style Summerhouse, Workshop
- EPC Rating - E, Council Tax Band B



## BRIEF DESCRIPTION

It is with great pleasure that we offer for sale this beautiful, extended Semi-Detached Duke of Sutherland Cottage, delightfully situated on a quiet rural lane yet remaining highly accessible. The property has been transformed by the present owners into a truly wonderful home, offering living accommodation of exceptional quality and set within a generous plot. The accommodation briefly comprises an Entrance Hall with under stairs storage, a charming cottage style Kitchen featuring a Rayburn Range Cooker which supplies the central heating and hot water, a Ground Floor Shower Room with WC, rear Utility Room and Walk-in Pantry. A spacious Office/Study (formerly the Sitting Room) leads through to a Conservatory enjoying lovely views over the garden, while a separate Dining Room opens into a light and airy Lounge.

## LOCATION

Lilleshall is a popular village just south of the market town of Newport - with it's busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools.

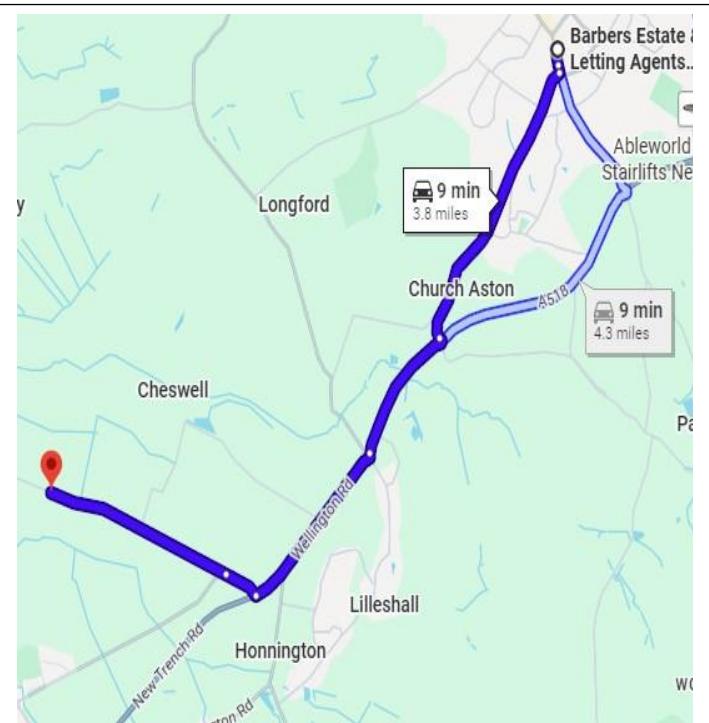
Lilleshall itself has a Church, Primary School and Cricket Club, with a wider range of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that both Manchester and Birmingham are in commutable distance.



**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](mailto:Newport@barbers-online.co.uk)

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

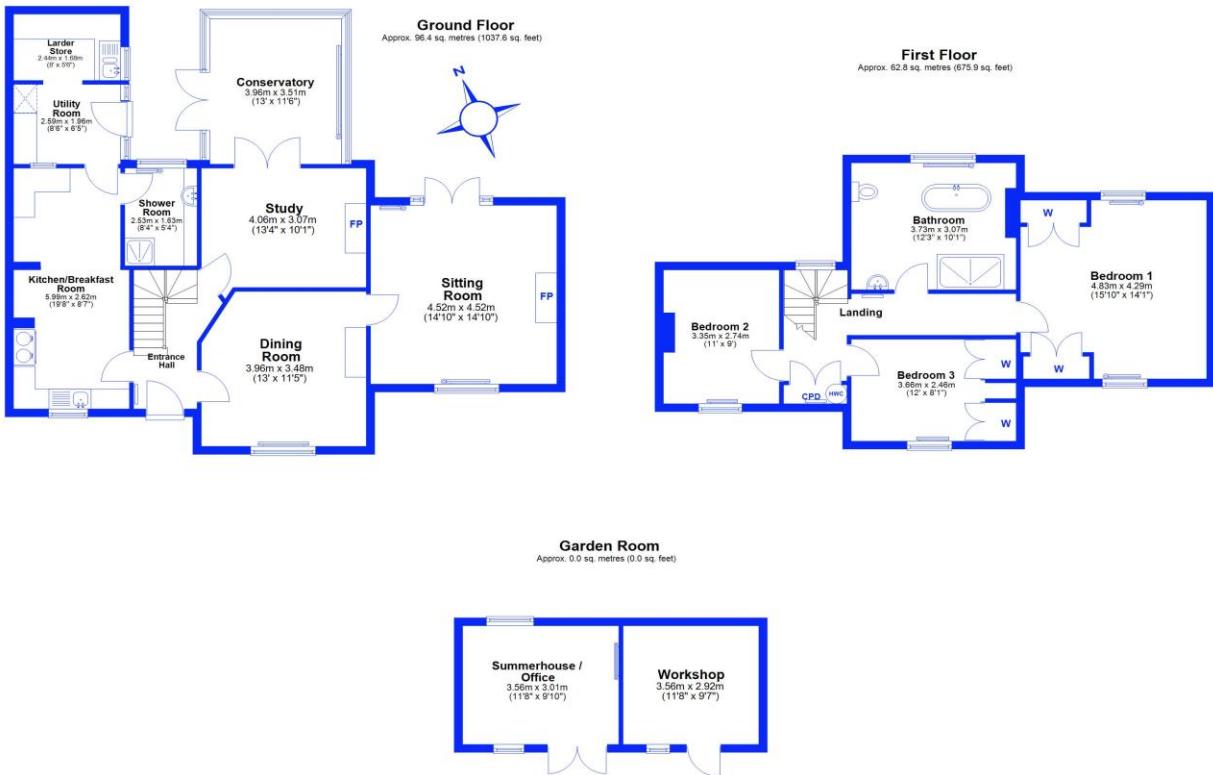
**LOCAL AUTHORITY:** Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



**DIRECTIONS:** From our office in Newport High Street, take the Wellington Road until you reach the roundabout, take the 3rd exit onto Wellington Road/A518 and at the next roundabout take the 2nd exit and stay on Wellington Road/A518. Continue to follow A518 for approximately 0.8 miles then take the right hand turn onto Kynnersley Drive (signposted Hincks/The Humber). Continue over the bridge and then take a slight right to stay on Kynnersley Drive, where the property will be located just past the farm 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:** 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.



Total area: approx. 159.2 sq. metres (1713.4 sq. feet)

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Plan produced using PlanUp.



## 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

Tel: 01952 820 239

**Email:** newport@barbers-online.co.uk

# 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.