



FOR SALE

WELLBANK VILLA
PICKSTOCK | TF10 8AH

Offers In The Region Of £1,100,000 - Freehold



PRESTIGE
BY MANNLEYS



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Set against the backdrop of Newport's vibrant market town, Wellbank Villa graces an idyllic rural expanse, occupying just over 4 acres of scenic land. This family haven features generously proportioned living spaces, offering sweeping panoramic views of the surrounding countryside. The property includes versatile outbuildings, garaging, and a secure gated driveway, providing ample parking for multiple vehicles.

Wellbank Villa seamlessly combines timeless character with modern features, providing versatile and spacious living spaces perfectly tailored to the needs of contemporary family life.

The accommodation includes a stunning open-plan kitchen/dining /family area, a cozy lounge, a sitting room, a welcoming reception hallway, a main bedroom with a striking en-suite bathroom, three additional well-proportioned bedrooms, and a separate shower room.





FEATURES

- Stunning Detached House with Just Over 4 Acres of Scenic Land
- Great For Equestrian Use or Lifestyle Business Opportunity
- Three Shepherds Huts with Private Garden Area's
- Sought After Village Location with Great Road Links
- Fantastic Open Views
- Flexible & Spacious Four Bedroom House with Three Reception Rooms
- Garage & Extensive Parking
- One Large Barn with Planning to Run Hair Salon
- For More Details Contact Prestige



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Designed as a registered smallholding, this residence is a haven for those seeking both a home and expansive land. Ideal for equestrian enthusiasts or those looking for a unique lifestyle business opportunity. The current owner has ingeniously utilised the space to provide charming Shepherd's Huts, each with its own private garden, to serve as occasional holiday accommodations. For guest convenience, one outbuilding has been transformed into two separate bathroom facilities.

The owners have also created an inviting outdoor space with a bar and kitchenette, seamlessly extending to a patio area for year-round outdoor gatherings.

Conveniently situated, the nearby A41 serves as an efficient commuter link to Chester, the M54, and the M6, facilitating convenient travel north and south. Stafford mainline station ensures regular connections to Manchester, Birmingham, and London Euston.

With approved planning, the sellers have obtained the green light to convert one of the outbuildings into a captivating hairdressing salon. This transformation allows the vendor to operate their business seamlessly, enjoying the convenience of working from the comfort of their own home. Additional outbuildings provide extensive storage options and potential stabling facilities.

The land unfolds with westerly rural views, gently sloping down to a riverbank adorned with a raised deck patio, creating a perfect setting for outdoor entertaining or enjoying the mesmerizing sunset. Wellbank Villa seamlessly merges character and contemporary features, providing flexible and spacious living quarters ideally suited to the demands of modern family life.











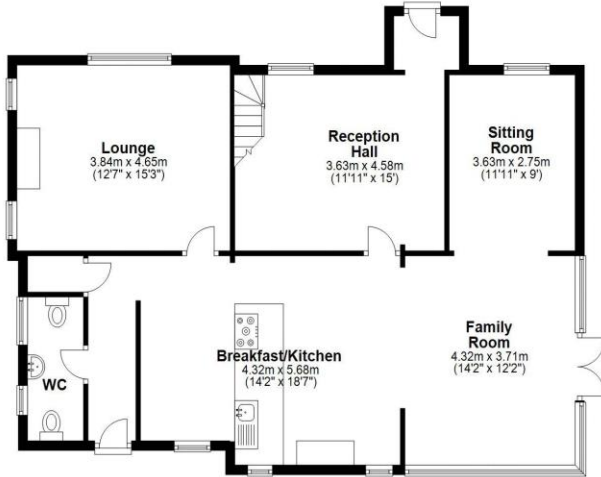




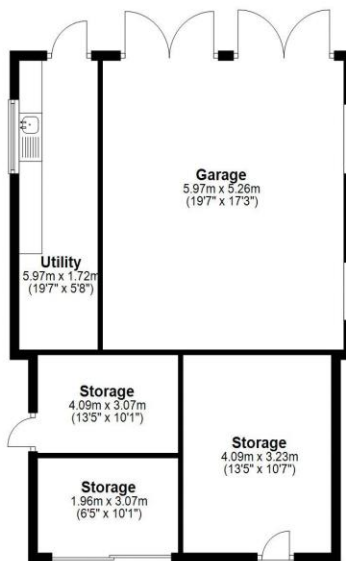
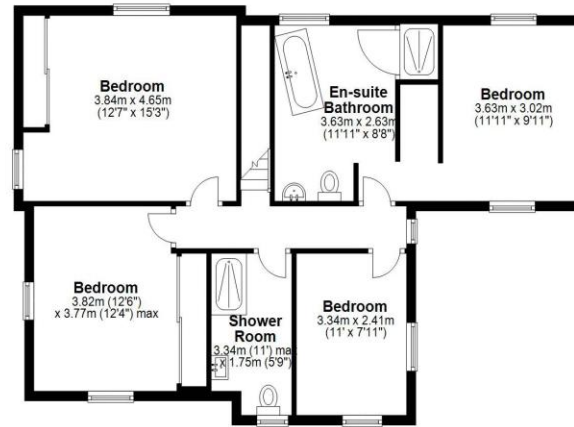
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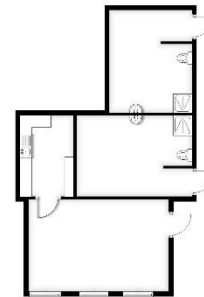
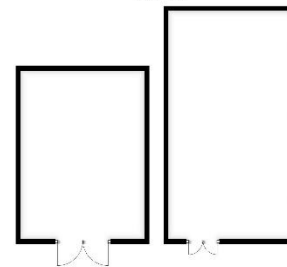
Ground Floor
Approx. 172.5 sq. metres (1856.7 sq. feet)



First Floor
Approx. 78.9 sq. metres (848.8 sq. feet)



Ground Floor



Total area: approx. 251.3 sq. metres (2705.4 sq. feet)

For illustrative purposes only Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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