



FOR SALE

Offers In The Region Of £650,000

The Farriers, 119 Great Chatwell, Newport, TF10 9BN

The Farriers is a spacious detached period property featuring a one-bedroom self-contained annexe, located in a picturesque setting. Although in need of modernization, it presents an opportunity for the new owners to transform it into a truly special family home.





- One Bedroom Self-Contained Annexe
- Idyllic Location
- In Need of Modernisation
- Beautiful Gardens
- Double Garage
- Over 2000sqft

DIRECTIONS

To reach "The Farriers," exit the M54 at Junction 3 for Wolverhampton, then take the exit towards Whitchurch (A41). Follow the A41 for approximately 3.5 miles and turn right onto Chatwell Lane. Continue straight over the crossroads through Blymhill Common, and the property will be on the right-hand side.

SITUATION

Situated in the semi-rural village of Great Chatwell, approximately 5 miles from Newport's Market Town, "The Farriers" offers convenient access to nearby towns and cities via the A41. The village also features The Red Lion public house, recently refurbished and central to village life.

DESCRIPTION

This four-bedroom detached property boasts a self-contained one-bedroom annexe, making it ideal for multi-generational living. Set amidst stunning surroundings, a sweeping driveway leads to a double garage, offering ample parking space. The gardens, adorned with mature trees and shrubs, provide a private and tranquil atmosphere. Internally, the property requires modernisation but offers plenty of potential. The ground floor comprises a spacious lounge with exposed beams, a kitchen/breakfast room with access to an enclosed courtyard garden, and an entrance hall and porch. The annexe includes a kitchen, dining room, living room, bedroom, and shower suite. Upstairs, there are four double bedrooms (one en-suite) and a further bathroom suite.

ACCOMMODATION

PORCH/ENTRANCE HALLWAY

With doors leading into the lounge and kitchen/breakfast room, plus stairs ascending to the first floor with storage cupboard underneath.

LOUNGE

With exposed beams, LPG fire and window to the front elevation overlooking the garden.

KITCHEN/BREAKFAST ROOM

With a range of wall and base units, cooker with hob, sink with drainer, and door to access the courtyard garden.

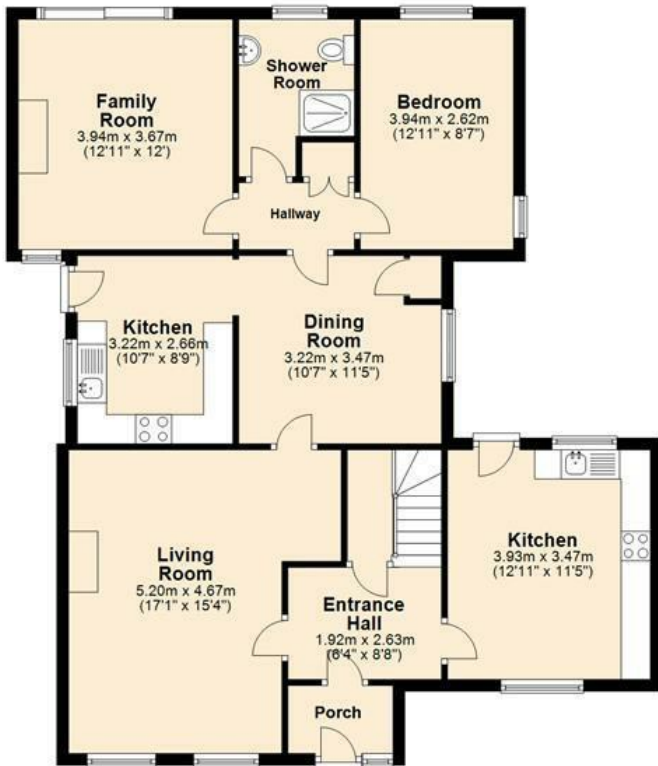
ANNEXE KITCHEN

With a range of wall and base units, cooker with hob, plumbing for white goods and a private entrance to the side of the property.



Ground Floor

Approx. 100.5 sq. metres (1081.8 sq. feet)



First Floor

Approx. 85.6 sq. metres (920.9 sq. feet)



Total area: approx. 186.1 sq. metres (2002.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



ANNEXE LOUNGE

With patio doors leading to the rear of the property, capped-off fireplace and providing dual aspects.

ANNEXE DINING ROOM

Situated besides the kitchen and with views over the courtyard garden.

ANNEXE BEDROOM

With dual aspects and situated at the rear of the property.

ANNEXE BATHROOM

Three-piece suite comprising shower, wash-hand basin and W.C.

FIRST FLOOR LANDING

Bright and spacious landing with ample storage options, and doors leading to the principal first floor rooms.

BEDROOM 1

Double bedroom with dual aspects and en-suite facilities.

EN-SUITE

Three-piece suite comprising shower, wash-hand basin and W.C.

BEDROOM 2

Further double bedroom with views to the rear elevation and the fields beyond.

BEDROOM 3

Further double bedroom with views to the front elevation and the fields beyond.

BEDROOM 4

Further double bedroom with views to the front elevation and the fields beyond. Currently utilised as a home office.

BATHROOM

Three-piece suite comprising bath, wash-hand basin and W.C.



THE GARDENS

Sitting on an almost $\frac{3}{4}$ acre plot, the property benefits from beautiful gardens and has some envious views over the fields beyond. There are three separate garden areas, with two lawned areas, comprising a range of established shrubs and tree, plus a further enclosed courtyard garden which is mainly laid to stone, and has access to the side of the double garage.

DOUBLE GARAGE

A useful space for storage, but requiring repair.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. LPG gas is installed. Foul drainage is to soak away. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band x. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgeb.com



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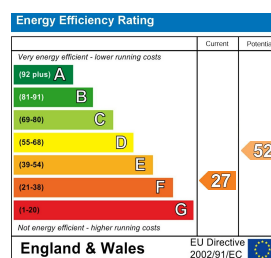
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

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