

HARWOOD

THE ESTATE AGENT

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The New Barn, Old Park TF3 4TG



£ 7 5 0, 0 0 0 region

This substantial five-bedroom 'barn-style' family home has been constructed to a high standard and offers exceptionally spacious accommodation in a sought-after location, with convenient access to local amenities, reputable schooling (walking distance of Thomas Telford School), and the national road network.

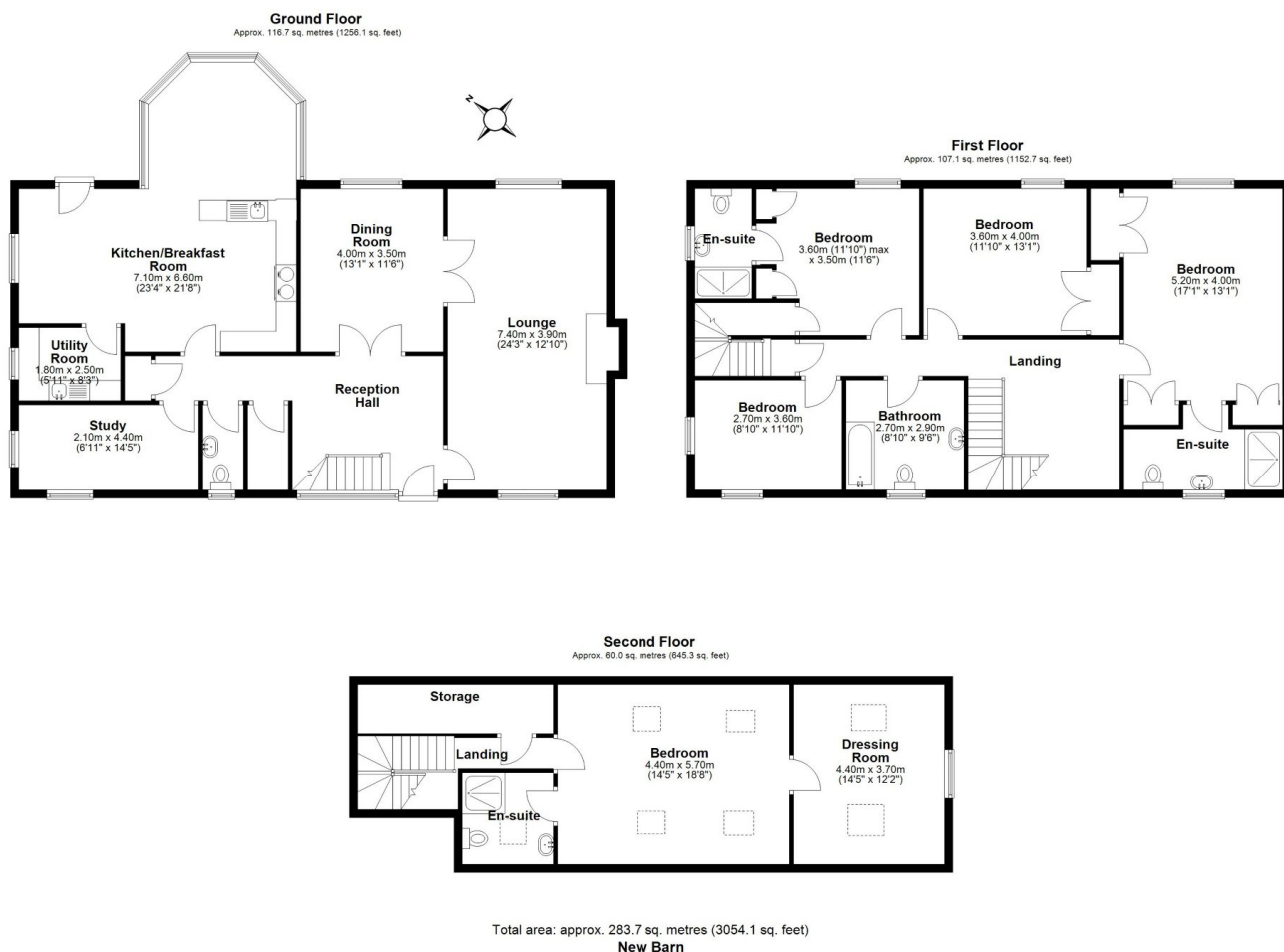
The property is entered via an impressive arched barn entrance into a generous hallway with a guest cloakroom and staircase leading to the first floor. From here, doors open into a 24ft lounge, featuring a striking exposed brick fireplace with remote control gas log effect fire and double doors through to the formal dining room, creating an ideal layout for family living or entertaining. At the heart of the home lies a large country-style kitchen/diner, fitted with an extensive range of units and complemented by a cosy seating or TV area, perfect for relaxed family time. An adjoining utility room provides additional storage and space for laundry appliances, while a study/home office offers a quiet space for remote work or study. The first-floor galleried landing gives access to four generously proportioned double bedrooms, two of which include built-in wardrobes and en suite shower rooms. A well-appointed family bathroom with an over-bath shower serves the remaining two bedrooms. Occupying the entire second floor, the impressive fifth bedroom suite features its own dressing room and a stylish en suite shower room, offering a private and versatile space for guests, teenagers, or as a luxurious master suite. Outside, there is ample driveway parking and a detached single garage to the side of the property with electric up and over door, and an additional double garage and parking area situated to the rear. The generous rear garden enjoys a tree-lined backdrop, offering a pleasant degree of privacy, along with a useful garden shed and patio seating area—ideal for outdoor dining and relaxation. There is planning consent in place to convert the double garage to a single dwelling annexe. This delightful property is vacant and ready for its new owners.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Tenure Freehold **Council tax** Band F

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 24th October 2025