



Stockton House Stockton, Newport, Shropshire, TF10 9BA

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An elegant three storey period residence which is believed to date from the 16th century and which is presented to the highest of standards with beautifully appointed accommodation in a delightful Shropshire hamlet which is within easy reach of all amenities with a large plot of approximately three quarters of an acre in total.

LOCATION

Stockton House stands in a delightful Shropshire setting with views over open fields and farmland and yet is easily accessible. The property lies approximately 3 miles to the South West of Newport, an historic town with a comprehensive range of facilities including supermarkets, restaurants and coffee shops. There is easy access to the further amenities provided by Telford, Shrewsbury, Stafford and Wolverhampton. Communications are excellent with the A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being easily accessible at junction 3 (Tong) facilitating fast access to the entire motorway infrastructure, rail services run from both Newport and Albrighton Stations and Stafford Train Station provides direct services to London Euston in just over an hour. Furthermore, the area is well served by a host of excellent schooling in both sectors.

DESCRIPTION

Stockton House is a substantial family home which provides well proportioned and extensive accommodation over three storeys. The house is believed to have 16th century origins and was fully restored by the current seller when it was bought in 2011. The property is appointed to high standard throughout with kitchen and bathroom suites of quality and has a wealth of character including much fine, exposed timbering.

There is a superb flow of living areas to the ground floor together with six bedrooms and three bath / shower rooms to the upper two floors. There is a Starlink satellite internet connection currently connected.

There is a total plot size of approximately 0.75 acres.

ACCOMMODATION

An old oak front door opens into the HALL with Minton floor tiling and an elegant staircase rising to the first floor. There is a DRAWING ROOM with a light through aspect with French doors to the garden, a contemporary limestone fireplace with tiled hearth and wood burning stove. The KITCHEN has a full range of cabinetry with granite working surfaces and contrasting centre island with granite top and butchers block breakfast table, space for a range style cooker set in an exposed brick Inglenook, an integrated fridge and freezer together with a dishwasher, an undermounted double ceramic sink together with a further undermounted sink in the centre island with insinkerator, a large, walk in larder with tray drawers, shelving and marble surface. The kitchen has an open door into a LIVING ROOM with space for both seating and dining with a light corner aspect with a walk in bay to the side and French doors to the gardens and two large ceiling beams. There is a large REAR HALL with glazed doors to two elevations, a cloaks and storage cupboard and a door to the CELLAR and a well appointed CLOAKROOM. A door opens into a SITTING ROOM with exposed brick arches and windows overlooking the gardens. The ground and first floors have underfloor heating and there is double glazing.

Stairs from the hall rise to the first floor landing which is light and airy with a wide bank of library cabinetry with shelving with cupboard beneath, a linen cupboard. The PRINCIPAL SUITE has a large double bedroom with a light corner aspect with an impressive exposed truss, a DRESSING ROOM with walk in wardrobe with mezzanine storage above and a BATHROOM with a free standing bath set on a raised dais, feature exposed brick wall and access to a mezzanine storage cupboard. The SECOND SUITE has a double bedroom with a light corner aspect and an EN-SUITE SHOWER ROOM and there are TWO FURTHER BEDROOMS, both of which are double rooms in size together with a HOUSE BATHROOM with a stylish suite with a free standing slipper bath and separate shower.

Stairs rise to the upper floor landing with TWO BEDROOMS, one of which has a BATHROOM EN-SUITE. There is the potential to use this floor as one entire large suite.

OUTSIDE

Stockton House stands within superb, matured landscaped grounds with sweeping lawns, seating terracing, a stocked fish pond and a brick and tile building providing storage areas, a BBQ room and a plant room for the fish pond.

Services to Stockton House: We are informed by the Vendors that mains water and electricity are connected, drainage is to a septic tanks and there is electric under floor heating to the ground and first floors with radiators to the top floor and ground source heating providing the hot water.

COUNCIL TAX BAND G – Telford and Wrekin

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard broadband is available, the vendor has Starlink broadband installed which works for the office and the house.

Mobile – Ofcom checker shows the four main providers have limited coverage indoors with all four having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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Offers Around
£975,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

STOCKTON HOUSE

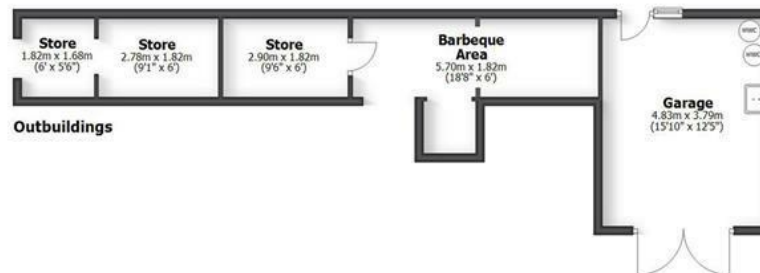
STOCKTON, NEWPORT

HOUSE: 342.9sq.m. 3691sq.ft.
 CELLAR: 19.9sq.m. 214sq.ft.
 OUTBUILDINGS: 44.4sq.m. 478sq.ft.
TOTAL: 407.2sq.m. 4383sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Cellar



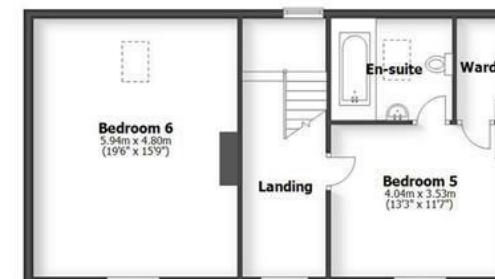
Outbuildings



Ground Floor



First Floor



Second Floor





