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**Rock House Barrack Lane, Lilleshall, Newport, TF10 9ER  
Offers In The Region Of £700,000**





# Rock House Barrack Lane, Lilleshall, Newport, TF10 9ER

## Offers In The Region Of £700,000



Lilleshall is a village with a thriving community, central to the village is the Parish Church of St Michael and All Angels, a village hall, cricket club, tennis courts and primary school, which has an excellent OFSTED report. There are an extensive number of active clubs and societies within the village and a pub restaurant; the Red House. The village is situated approximately two miles from the market town of Newport, with its abundance of shops and amenities, including a popular market, three supermarkets, library, leisure centre and a range of both independent and 'chain' shops. There are schools of high repute in Newport along with bus services to Telford (10 miles) and Stafford (16 miles).

Rock House is a substantial four bedroomed detached brick and tile built period home having been in the same family ownership for 35 years, set in a private position on the edge of the village, enjoying most pleasant grounds on all sides, approached over a shared graveled driveway off Barrack Lane. The property benefits from some original features and will make a lovely family home.

In more detail:-

### Reception Hallway

Glazed door into hallway with panelled radiator and useful understairs storage area.

### Lounge

24'0" x 14'5" (7.32 x 4.40)

Having front and rear aspects with decorative wooden fire surround with in-built wood burning stove. French style double doors and recessed bay opening to the rear garden. Two panelled radiators.

### Study/Sitting Room

11'11" x 10'7" (3.65 x 3.25)

with tiled fireplace and storage recess either side of the chimney breast. PVC double glazed side aspect window and panelled radiator.

Off the hallway

### Dining Room

13'11" x 12'11" (4.25 x 3.95)

having double glazed front aspect window, radiator and tiled fireplace with open grate.

The hallway leads to an internal lobby into

### Guest Cloakroom

with low level W.C. and pedestal wash hand basin. Radiator and front aspect window with obscure glazing.

### Living Room

12'5" x 10'7" (3.80 x 3.25)

A wonderfully light room enjoying sunny aspects to the front and side having PVC double glazed doors opening to a patio area. Radiator. Internal double doors open to

### Breakfast Kitchen

15'5" x 13'0" (4.72 x 3.98)

Having a range of light oak fronted cabinets comprising base and wall mounted cupboards and drawers with contrasting work surfaces and complimentary wall tiling. Inset stainless steel double sink unit and drainer with PVC double glazed window overlooking the rear garden. Built-in electric double oven and grill with separate 4 ring ceramic electric hob and extractor hood above. Free standing Rayburn Nouvelle gas cooking range and boiler. Wooden ceiling pulley clothes dryer. Built-in storage cupboard. Under counter space for dishwasher.

### Utility Room

10'2" x 7'4" (3.10 x 2.25)

With inset enameled sink and tiled work surface adjacent with double base cupboard below and space for washing machine. Radiator and PVC double glazed doors with side screen opening to the rear garden.

Stairs rise from the hallway to a first floor landing having PVC double glazed front aspect window.

### Principal Bedroom

12'11" x 12'5" (3.95 x 3.80)

Having a range of fitted bedroom furniture including built-in wardrobes. Radiator and PVC double glazed front aspect window.

Glazed door into

### Dressing Room

10'5" x 7'7" (3.20 x 2.32)

with front and rear aspect windows. Radiator. Two built-in double width wardrobes and built-in shelved storage cupboard. Access hatch to loftspace.

### En-Suite

Having corner panelled bath and tiled surround. Separate tiled shower cubicle with mains shower unit. Pedestal wash basin. Low level W.C. and bidet. Radiator. PVC double glazed window. Shelved airing cupboard housing hot water cylinder.

### Bedroom Two

12'11" x 11'11" (3.94 x 3.65)

With radiator and PVC double glazed front aspect window.

### Bedroom Three

11'11" x 10'8" (3.65 x 3.27)

Having PVC double glazed rear aspect window and radiator.

### Bedroom Four

11'10" x 11'0" (3.63 x 3.37)

With fitted wardrobes and shelving. Wall mounted wash basin. Radiator and PVC double glazed side aspect window.

### Family Bathroom

Comprising modern white suite including panelled bath and separate tiled shower cubicle with mains shower unit. Pedestal wash hand basin and low level W.C. Tiled walls to half height. Radiator and PVC double glazed rear window.

### Outside

Approached over a private shared graveled driveway and turning circle providing ample off road parking, leading to attached Garage (6.10m x 7.10m) with power and light. A side gate and pathway leads to a brick store and coal shed at the rear of the garage and drying area.

The front of the house is accessed via a white metal gate, enclosed by attractive brick walls on two sides having central shaped lawns and gravel paths leading to maturing and landscaped gardens surrounding the property, having a most sunny and pleasant aspect. The gardens are laid to a variety of shrubs, plants, box hedges and specimen trees with a paved patio and a larger paved area to the rear ideal for outside entertaining under an old yew tree and stone wall. Useful brick garden store.

### Additional Information

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that

the property is in Band G.

EPC RATING: E (39)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband is available at the property and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details. Vendors are not aware of any mobile blackspots within the property.

RIGHTS AND RESTRICTIONS: The property is approached over a gravelled driveway off Barrack Lane which is understood to be within the ownership of Rock House but is subject to an absolute Right of Way in favour of the neighbouring properties.

FLOODING ISSUES: The property has not been subject to flooding in the past 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: We have not been made aware of any new developments or permissions, but potential purchasers are advised to check the Telford and Wrekin Council Planning Portal.

COAL FIELDS/MINING: Not aware of any coal mining issues but the area is an historic Lime working area.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: [sales@tempertons.co.uk](mailto:sales@tempertons.co.uk)

DIRECTIONS: From Newport High Street take the Wellington Road (A518) towards Telford. At the Red House public house roundabout take the first exit to Lilleshall. After a short distance bear left onto Barrack Lane and then right onto a shared gravelled driveway which leads to the property.

### Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty

as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce identification documents prior to the issue of sale confirmation.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

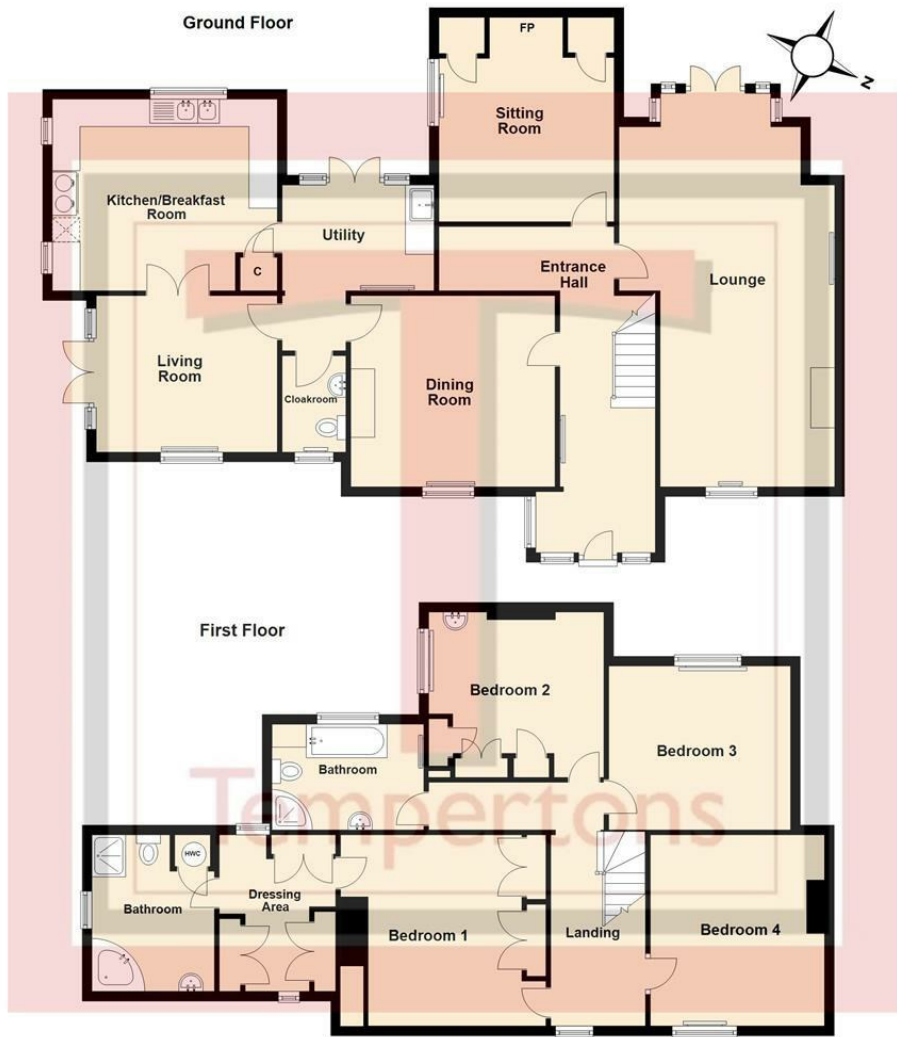
PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Total area: approx. 219.9 sq. metres (2367.4 sq. feet)

This plan has been prepared for the exclusive use of Tempertons Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings and fixtures and fittings are approximate and for use as a guide only. The floor plan is not, nor should it be taken as an exact representation of the subject property. Plan produced using PlanItUp.

Rock House, Barrack Lane, Lilleshall, Newport

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

