



Lower Camp Farm, Flashbrook

Offers in the region of **£795,000**

Sitting within a fantastic 1/2 acre plot, the original cottage dates back to 1857 and still benefits from some beautiful character features. Having been significantly extended over the years, this fabulous 4 Bedroom family home offers no fewer than 6 versatile reception rooms, a Master Bedroom with Dressing Room and En-suite, a Garage and stunning views over open countryside to every aspect! Being just a 10 minute drive from Newport town centre and 5 minutes from the nearby villages of Cheswardine and Sambrook, it is ideally located for anyone looking for a slice of tranquil living, whilst still being within a stone's throw of schools, amenities and transport links.

Briefly comprising Lounge, Sitting Room (with log burner) Breakfast Room, Dining Room (with cast iron burner) Conservatory, 2 Kitchen areas (connected via an open-plan archway), Downstairs W.C., Snug/Playroom, Study, 4 double Bedrooms, (Master with Dressing Room & En-suite) and Family Bathroom, externally there is a large lawned garden with several storage sheds, log stores, a workshop and summerhouse. To front is a driveway offering ample parking and a Garage. NO UPWARD CHAIN! LPG Gas C.H. uPVC D.G. Council tax band E. EPC Rating TBC.

Lower Camp Farm Flashbrook Nr. Newport Shropshire

Property entered via
composite front door into

Entrance Porch 3' 11" x 3' 1" (1.19m x 0.94m)
Double doors into the entrance hallway which provides access to the Lounge and Sitting Room. Stairs to first floor.

Lounge 13' 0" x 12' 0" (3.96m x 3.65m)

Sitting Room 12' 11" x 12' 0" (3.93m x 3.65m)
Door to useful understairs cupboard.

Breakfast Room 11' 1" x 8' 0" (3.38m x 2.44m)

Conservatory 23' 0" x 11' 1" (7.01m x 3.38m)

Dining Room 14' 1" x 11' 0" (4.29m x 3.35m)

Downstairs W.C. 6' 0" x 3' 0" (1.83m x 0.91m)

Kitchen 10' 0" x 7' 10" (3.05m x 2.39m)
Opening on to

Kitchen 14' 1" x 11' 10" (4.29m x 3.60m)

Playroom/Snug 12' 0" x 12' 0" (3.65m x 3.65m)

Study 14' 1" x 7' 10" (4.29m x 2.39m)

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom.

Master Bedroom 14' 0" x 14' 0" (4.26m x 4.26m)

Dressing Room 6' 0" x 5' 0" (1.83m x 1.52m)

Master En-suite 7' 1" x 5' 1" (2.16m x 1.55m)

Bedroom 2 13' 0" x 13' 0" (3.96m x 3.96m) (max)
Door to built-in storage cupboard.

Bedroom 3 13' 0" x 12' 0" (3.96m x 3.65m) (max)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 4 8' 10" x 8' 0" (2.69m x 2.44m)

Family Bathroom 11' 1" x 8' 0" (3.38m x 2.44m) (max)

Externally

To the front is a gravelled driveway with two entrance/exits making it possible to drive in and out easily. A brick wall and hedging lies to the fore with mature trees either side of the property and a border directly adjacent to the house containing plants and shrubs. A wall with pedestrian door, as well as a five-bar gate to the side both provide access to the rear garden.

To the rear is a very large lawned garden offering views over adjoining countryside. A block paved patio lies closest to the Conservatory with a paved pathway leading all around the house. Many mature trees intersperse the garden including a Weeping Willow and Bramley apple tree. In addition, there are 2 storage sheds, 1 large shed/workshop (with electric lighting and power) several log stores, secure dog run area and a summerhouse.

Garage 18' 1" x 9'0" (5.48m x 2.77m)

Up and over door to the front. Single pedestrian door to the rear with windows. Electric power and lighting.



TOTAL FLOOR AREA: 2365 sq.ft. (219.7 sq.m.) approx.
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Barker Healey

PROPERTY



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