



1 Moreton Bank Cottages, Moreton.

Offers in the region of **£475,000**

Being situated on the outskirts of the rural village of Moreton, this Victorian cottage has been significantly extended by the current owner and offers no fewer than 3 reception rooms, a spacious Kitchen/Diner, 4 double Bedrooms (Master with En-suite) and a very large garden with a 16ft Versatile Outbuilding suitable for full conversion into a home office/studio or even a separate living space (subject to necessary consents). Occupying an excellently sized, slightly elevated plot, this immaculately presented property also benefits from privacy and stunning, far reaching countryside views to every aspect!

Briefly comprising Sitting Room, Lounge, 23ft Kitchen/Diner, Dining Room, Utility Room, Downstairs W.C., 4 Bedrooms, Master En-suite and Family Bathroom, externally there is ample driveway parking to the front and wrap around gardens to 3 sides. Benefitting from a recently re-fitted oil C.H. boiler, there has been a steady stream of improvements made in recent years and the result is a beautiful family home in a truly idyllic location, whilst still being just a 10 minute drive from Newport town centre with all its shops and amenities. EPC Rating D. Council Tax Band C.

1 Moreton Bank Cottages Moreton Newport TF10 9DY

Property entered via

front door into entrance hallway with stairs to the first floor and door to

Sitting Room 12' 2" x 11' 10" (3.71m x 3.60m) (max)

Lounge 15' 7" x 11' 8" (4.75m x 3.55m) (max)

Kitchen/Diner 23' 1" x 9' 3" (7.03m x 2.82m) (max)

Dining Room 12' 2" x 9' 4" (3.71m x 2.84m)
Door to understairs storage cupboard.

Utility Room 8' 0" x 8' 0" (2.44m x 2.44m) (max less built-in cupboard)

Downstairs W.C. 5' 9" x 2' 10" (1.75m x 0.86m)

Upstairs to

first floor landing which leads to all Bedrooms and Family Bathroom.

Master Bedroom 15' 7" x 11' 9" (4.75m x 3.58m)

Master En-suite 8' 0" x 7' 10" (2.44m x 2.39m)

Bedroom 2 12' 11" x 12' 2" (3.93m x 3.71m) (max)

Bedroom 3 13' 6" x 9' 5" (4.11m x 2.87m) (plus built-in wardrobe)

Bedroom 4 11' 11" x 9' 1" (3.63m x 2.77m) (plus built-in wardrobe)

Family Bathroom 9' 9" x 9' 4" (2.97m x 2.84m) (plus built-in airing cupboard)

Versatile Outbuilding 16' 6" x 11' 10" (5.03m x 3.60m)

Pedestrian door to the front. Electric lighting and several power sockets. Window to the front and roof skylight.

Externally

To the front is a tarmac driveway offering parking for several vehicles and leading to a pedestrian gate which allows access to the gardens. A paved pathway winds up the garden to the front door.

The large garden is mainly laid to lawn, interspersed with several mature trees and shrubs. Far reaching countryside views may be enjoyed, particularly from the slightly elevated Indian stone paved patio which lies closest to the cottage and extends to the side of the Outbuilding. A door to the side of the house provides entrance/egress to/from the Utility Room. The oil boiler is situated to the rear, together with a door to a useful brick built coal store. External lighting. Outside water tap.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 sq.m.) approx.

MEASURED TO THE FACE OF THE WALLS. THE AGENT HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES AND FITTINGS OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT FOR THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW. WE HAVE TAKEN EVERY PRECAUTION TO ENSURE THAT THESE DETAILS ARE ACCURATE AND NOT MISLEADING. IF THERE IS ANY POINT WHICH IS OF PARTICULAR IMPORTANCE TO YOU, PLEASE CONTACT US AND WE WILL PROVIDE ANY INFORMATION YOU REQUIRE. THIS IS ADVISABLE, PARTICULARLY IF YOU INTEND TO TRAVEL SOME DISTANCE TO VIEW THE PROPERTY. THE MENTION OF ANY APPLIANCES AND SERVICES WITHIN THESE DETAILS DOES NOT IMPLY THAT THEY ARE IN FULL AND EFFICIENT WORKING ORDER. THESE PARTICULARS ARE IN DRAFT FORM AWAITING VENDORS CONFIRMATION OF THEIR ACCURACY. THESE DETAILS MUST THEREFORE BE TAKEN AS A GUIDE ONLY AND APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey
PROPERTY



Printed by Ravensworth 01670 713330



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.