



Top Farm House, Sutton, TF10 8DQ

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Freehold – Offers in the Region of
£925,000



Features

- An Exceptional Five Bedroom Period Farmhouse
- Set Within Approx 0.7 of An Acre of Gardens and Paddock
- Detached Barn – Which could be Converted to an Annex (Subject to Planning)
- Many Original Features with High Quality Contemporary Finishes
- Stunning Kitchen by Ironbridge Interiors

Lounge, Sitting Room and Formal Dining Room

Magnificent Courtyard, Double Garage

A Property of Real Character and Distinction

Substantial Parking Area, Workshop, Stable

Council Tax Band G, EPC Rating E



BRIEF DESCRIPTION

This truly is an exceptional home. The present owners have meticulously refurbished this beautiful Period Farmhouse, creating a property of real character and distinction, where original features blend seamlessly with high-quality contemporary finishes throughout. In addition, the property is further enhanced by a substantial detached barn offering exciting potential for future annex accommodation, subject to the necessary consents, with planning application reference 25/41349/HOU (Staffordshire Borough Council).

Set within approximately 0.7 of an acre, the superb accommodation begins with an impressive Entrance Hall featuring an Oak Staircase. The ground floor offers a Sitting Room, Lounge and formal Dining Room, each enjoying either a log-burning stove, inglenook fireplace or attractive feature fireplace. The Dining Room is particularly striking with its high ceiling, while exposed timbers throughout further enhance the property's charm.



The stunning Kitchen has been expertly designed and fitted by Ironbridge Interiors, who have also crafted the En-Suite and Ground Floor Cloakroom. It features high-quality units, integrated Neff appliances and an AGA. In addition, there is a large side Entrance Hall with a Ground Floor Wet Room, a Utility Room off the Kitchen, a Cellar accessed from the Dining Room, and a Gym located beyond the Lounge.

To the first floor, a spacious landing provides access to the impressive Principal Bedroom, complete with a large and stylish En-Suite and Dressing Room, along with a Second Bedroom. A short split-level staircase leads to an Office enjoying views over open countryside, with further access to Bedroom Three and a beautifully appointed Family Bathroom. From the main landing, a second staircase rises to two further Bedrooms.

Externally, the property is equally impressive, with charming Cottage-Style Gardens and a magnificent Courtyard providing access to a Barn, Workshop, Stable and Double Garage. To the side is a substantial parking area, while to the rear the gardens, kitchen garden and paddock are all easily accessible beyond the barn.



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LOCATION: Situated in the popular village of Sutton approximately 3 miles from Newport Town Centre with its High Street stores smaller specialised shops and indoor market. The more comprehensive shopping, leisure and employment facilities offered by Telford Town Centre are approximately 12 miles distance. The property is situated close to the A519 providing good access to the West Midlands road network, in particular, the M6 to the North and the M54 to the South. The property is within easy commuting distance by car of Telford, Stafford, Cannock, Wolverhampton and Shrewsbury.

TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: The property is just 2.5 miles from our office on Newport High Street. Head north along the High Street and head out of town keeping the Church on your Right and the Shell Garage on your right - and then bear right on Forton Road. At the roundabout, go straight over on Eccleshall Road A519 and go through the village of Forton. When you get to Sutton, at the crossroads turn left signposted Fernhill and the property is situated immediately on the right hand side.

SERVICES: We are advised that the property has Oil Central Heating, Septic Tank Drainage, mains Water and Electricity. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

EPC RATING -E-41 The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

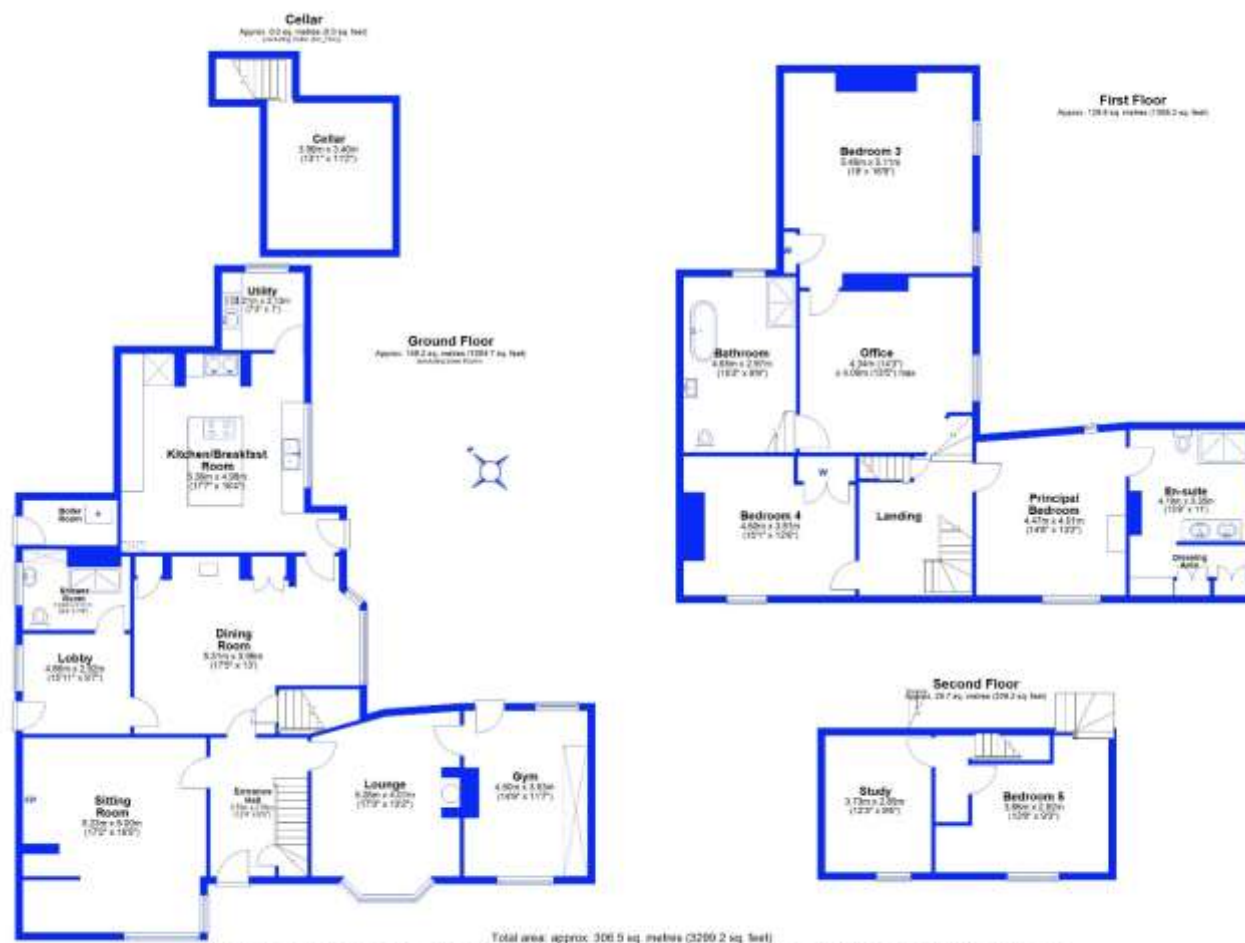
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

NF21539





Top Farmhouse, Sutton, Newport

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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