



MOOR FARM, KYNNEERSLEY DRIVE




Lilleshall, Newport, TF10 9HT





A ONE-OFF COUNTRY HOME

An architecturally outstanding home with excellent views, close to popular Newport.

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Local Authority: Telford and Wrekin Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water supply. Private drainage and oil-fired underfloor heating.

Guide Price: £1,100,000

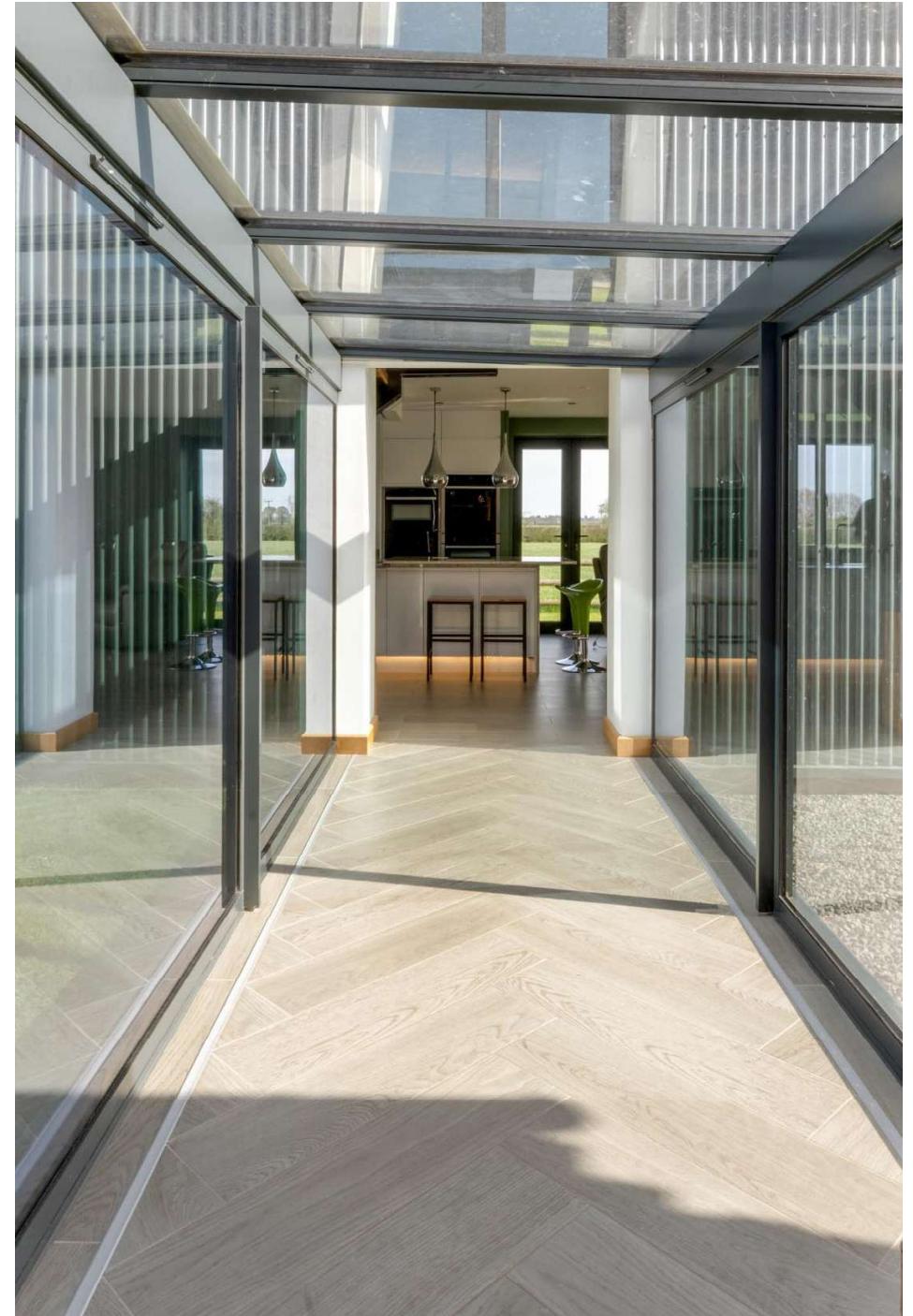


MOOR FARM, LILLESHALL

Set on the no through Kynnerlsey Drive, Moor Farm is an exceptional, architecturally significant home extending to close to 3,000 sq. ft which incorporates both a traditional brick and Dutch barn.

Finished in 2021, the conversion was granted permission as being of heritage value, having originally being constructed in the 1930's as part of the post war Homes for Heroes to house ex service personnel. The inclusion of both the traditional brick barn as well as the steel-clad Dutch barn was seen as embracing the buildings past and an important factor in establishing residential permission for the future.

While set adjoining rolling countryside, Moor Farm is just a few minutes' drive from the ever-popular town of Newport making the property rural yet accessible.









THE PROPERTY

A wide entrance door opens into an entrance hall in the brick built of the property, with doors in turn opening to the family room and guest WC. The family room offers an exceptionally spacious vaulted room with plenty of space for seating. A further door leads to the sitting room which offers a more secluded and intimate seating space with a door leading outside.

The glazed link, which includes a glazed roof, leads off the family room and to the Dutch barn section which houses the open plan kitchen dining living room. Measuring over 44 feet in length, the kitchen occupies the centre of the space which includes a range of wall, floor and island cabinetry set beneath a granite and Quartz worksurface. There are a range of Neff appliances including dual ovens, microwave grill, warming drawer, hob, dishwasher, wine cooler, fridge, freezer and boiling tap. The dining area is set at one end of the space, while the bright living area is at the other.

There are a total of seven pairs of double doors to the garden making this a very transient space. The utility is located just through the glazed link and offers additional storage alongside the housekeeping cupboard and plant room.







The bedroom accommodation is set across both ground and first floors. Within the brick-built section there are two-bedroom suites.

The first is accessible off the sitting room and offers a vast bedroom, dressing room and contemporary en suite bathroom.

The second is found off the entrance hall and provides a bedroom with double doors to the garden, together with en suite shower room.





Within the Dutch barn, stairs rise to a first-floor landing. There is a double bedroom at either end of the Dutch barn, both with en suite facilities and outstanding views.

The fifth bedroom is off the middle of the landing and is Jack and Jill to the family bathroom.







GARDENS AND GROUNDS

A wide gateway leads off Kynnersley Drive and opens to an expansive parking area with space for numerous vehicles as well as a pretty front garden. A side gate leads to a pathway which opens to the rear garden.

Mainly laid to lawn, the extensive rear garden surrounds all sides of the property. There are various terraced areas which providing plenty of space for seating and outdoor entertaining. The gardens are bordered adjoining farmland which provides open views.





LOCATION

Moor Farm is situated on a quiet lane on the periphery of the village of Lilleshall. The village is noted for its excellent amenities including two community halls, a primary school, nearby pubs and a range of sports facilities including a cricket club, tennis courts and cycling routes. Lilleshall Hall National Sports Centre has a golf course, gymnasium and squash courts while also being a centre of sports excellence. The nearby market town of Newport has a Waitrose, Lidl and Aldi supermarkets along with bespoke shops. The area is noted for its highly regarded schools, both within the state and private sectors, including Thomas Telford, Wrekin College, Newport Grammar and Girls High, and a range of schools and colleges in Shrewsbury. Stafford and Telford have stations offering regular mainline services to Birmingham and London. The M54 from Telford joins the National motorway network for onward travel and Birmingham Airport.



Moor Farm, Kynnersley Drive, Lilleshall
Approximate Gross Internal Area = 266 sq.m/2865 sq.ft

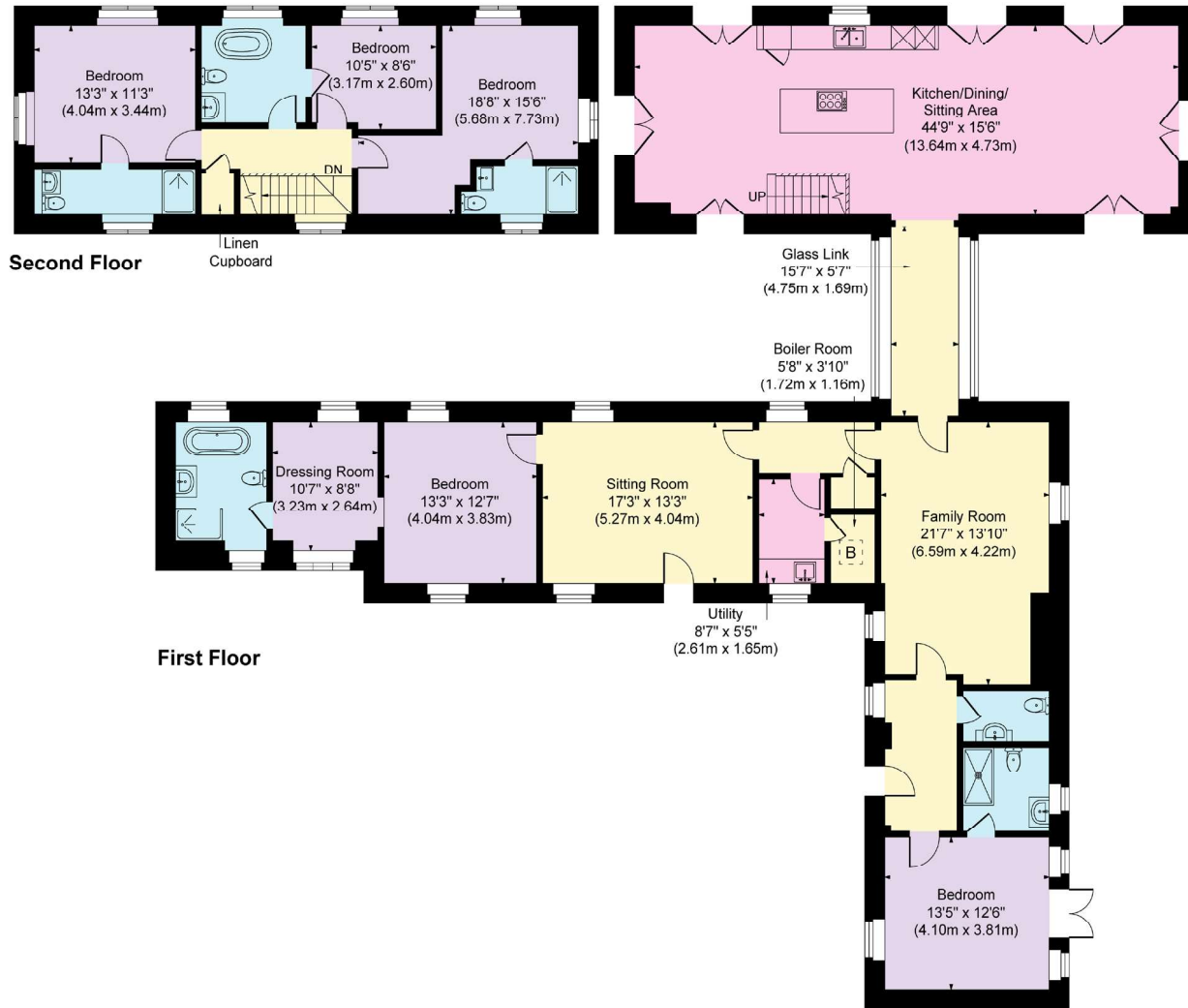
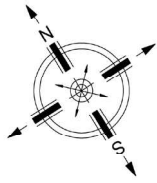


Illustration for identification purposes only, measurements are approximate, not to scale.
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We would be delighted
to tell you more.

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