

FOR SALE



The Stables Chetwynd Park, Chetwynd, Newport, TF10 8AE



Total area: approx. 153.8 sq. metres (1655.6 sq. feet)

The floorplans provided are for illustrative purposes only. All dimensions, layouts, and designs are approximate and may vary from the final product. The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase. Images are for visualization purposes only and may not reflect the actual finished product or features. Plan produced using PlanUp.



FOR SALE

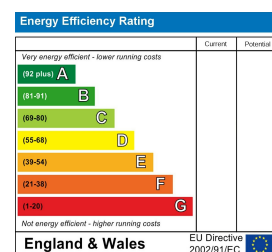
Offers in the region of £625,000

The Stables Chetwynd Park, Chetwynd, Newport, TF10 8AE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- NO ONWARD CHAIN
- Spacious lounge and separate sitting room
- Attractive rear garden with south-westerly aspect
- Desirable semi-rural location
- Parking for up to four vehicles plus single garage
- Garden approx. 1/4 acre

DESCRIPTION

Set within the sought-after Chetwynd Park estate, The Stables is an exceptional Grade II listed conversion of a late 18th century stable block, thoughtfully blending historic character with modern-day comfort.

Occupying an attractive plot extending to approximately a quarter of an acre, this distinctive home offers spacious and versatile accommodation ideal for family living, whilst enjoying a peaceful semi-rural setting close to Newport and local amenities.

The property immediately impresses with its attractive period appearance and abundance of original charm, complemented by recently installed hardwood windows and doors throughout. Internally, the ground floor offers a superb balance of living and entertaining space, with high ceilings and generously proportioned rooms enhancing the sense of character and space.

The accommodation includes a spacious lounge, a separate sitting room with doors opening onto the garden, providing additional flexibility for family living or home working, and a formal dining room positioned adjacent to the fitted kitchen. The kitchen offers ample storage and preparation space for day-to-day living, while a convenient cloakroom/WC completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, all offering comfortable and versatile accommodation. The principal bedroom benefits from en-suite facilities, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property continues to impress with beautifully maintained outdoor space enjoying a desirable south-westerly aspect. The generous rear garden is predominantly laid to lawn whilst also featuring decked seating areas, a bar area and additional storage sheds, creating an excellent space for both family use and outdoor entertaining. The property further benefits from private parking for up to four vehicles, a single garage with power, and convenient rear access.

The Stables enjoys an enviable position within Chetwynd Park, offering a wonderful balance of countryside surroundings and convenience. Newport town centre is only a short distance away and provides a range of independent shops, supermarkets, cafés and leisure facilities, together with highly regarded schooling including Newport Girls' High School and Adams' Grammar School. Excellent road links also provide convenient access to Telford, Stafford and the wider motorway network.

Rarely do properties of such character, space and setting become available, making The Stables a truly special opportunity for buyers seeking a distinctive home in an established and prestigious location.

LOCATION

Chetwynd is approximately 2 miles from Newport town centre, 10 miles from Telford, 17 miles from Shrewsbury and 19 miles from Stafford. The property also benefits from convenient access to the A41 and wider road network, providing links to Wolverhampton, Birmingham and surrounding areas.

DIRECTIONS

From Newport High Street proceed north leaving the town and continue along Chester Road. At the junction turn left onto the A41 and then immediately right onto the country lane towards Puleston. Turn right off A41 and within 500m turn into the entrance drive at Chetwynd Park. Follow this drive into the estate, keeping left. Upon reaching the end of the cul-de-sac, turn right and the property can be found directly ahead after a short distance.

GROUND FLOOR

ROOMS

ENTRANCE HALL

The welcoming entrance hall provides access to the heart of the property, oak flooring, as well as the stairs to the first floor.

LOUNGE

The spacious lounge offers dual aspect windows and features a log burning stove as well as oak flooring and a decorative wooden beam running through the ceiling.

SITTING ROOM

The well-sized sitting room provides French doors to the rear of the property, practical tiled flooring, as well as a classic feature fireplace with a modern log burning stove.

KITCHEN

The large fitted kitchen provides ample storage and hardwood worktop space as well as beautiful and detailed walled tiling.

DINING ROOM

The spacious dining room provides views to the rear elevation and a wooden beam running through the ceiling.

W.C.

A white two-piece suite comprising wash-hand basin and W.C.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the front elevation.

EN-SUITE

A white three-piece suite comprising wash-hand basin, shower and W.C.

BEDROOM TWO

A large double bedroom with views to the side of the property.

BEDROOM THREE

A double bedroom with views to the front elevation.

BEDROOM FOUR

Another double bedroom with views to the front elevation.

BATHROOM

A white three-piece suite comprising wash-hand basin, spa bath facilities and W.C.

EXTERNAL

GARAGE

A single garage perfect for storage and close access to the rear of the property.

BAR

A wooden outside bar with three separate decked seating areas perfect for entertaining.

OUTBUILDINGS

There are two sheds which are perfect for storage space and are currently being utilised as workshops with power points. There is also a metal shed used for storage and perfect for gardening equipment.

GARDEN

The large garden is approximately 1/4 of an acre and provides beautiful views to the surrounding countryside.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band F.

POSSESSION AND TENURE

Freehold with Vacant Possession on Completion.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.