

THE APRILS OUTWOODS ROAD

COLEY | NEWPORT | SHROPSHIRE | TF10 9DD







An impressive and characterful barn conversion occupying approximately three acres of delightful grounds, offering spacious single-storey accommodation, a stunning bespoke kitchen, three bedrooms, generous living space and planning permission to extend. Further benefits include two useful outbuildings, ample parking and beautifully established gardens with a natural pool attracting an abundance of wildlife, including deer.

Offers in the region of £750,000





1 3 0 D

- **Approximately 3 Acres of Grounds**
- **Immaculately Presented Throughout**
- **Ample Parking Options**
- **Two Versatile Outbuildings**
- **Sought-After Location**
- **Beautiful Rural Setting**

DESCRIPTION

Occupying an attractive rural setting within grounds extending to approximately three acres, this impressive barn conversion offers spacious and characterful single-storey accommodation, combining the charm of its original features with a range of contemporary improvements made by the current owners, who purchased the property in 2016.

The accommodation is particularly well proportioned, with a welcoming blend of exposed beams and brickwork, complemented by quality fittings and thoughtfully chosen finishes throughout. The property provides generous living space, centred around a beautifully appointed bespoke kitchen/dining room, alongside an impressive lounge enjoying views across the surrounding countryside. There are three well-sized bedrooms, including a principal bedroom with en-suite facilities, together with a spacious family bathroom.

Since taking ownership, the current vendors have invested considerably in the property, most notably commissioning the installation of a stunning bespoke kitchen which creates an excellent space for both everyday family life and entertaining. They have also secured planning permission for an extension, offering an exciting opportunity for a future purchaser to explore further improvements, subject to the necessary consents and conditions.

Outside, the property is approached via a private driveway leading to a generous gravelled parking area, with the grounds providing a wonderful sense of space and privacy. The gardens incorporate established planting, mature trees, seating areas and a particularly attractive natural pool, which has become a haven for wildlife and regularly attracts a variety of visitors, including deer. Two useful outbuildings provide additional versatility, one currently arranged as a gym and the other used for storage, although both could readily lend themselves to a variety of alternative uses depending on individual requirements.

ACCOMMODATION

The accommodation is entered via the kitchen/dining room, which forms the heart of the home and is an impressive space in which to gather with family and friends. The bespoke kitchen is fitted with a comprehensive range of contemporary units, complemented by contrasting work surfaces and a central island incorporating a breakfast bar and useful storage. Integrated appliances include a dishwasher, washer/dryer and fridge freezer, whilst exposed beams, solid Brazilian slate flooring and underfloor heating combine to create a room that is both practical and full of character. Triple patio doors provide an attractive connection with the rear gardens, with an additional door offering access to the front of the property. A useful cloakroom/WC is conveniently positioned off the kitchen.

The lounge is another particularly appealing room, offering generous proportions and an excellent outlook across the surrounding fields. Triple sliding patio doors draw in plenty of natural light and provide access to the outside, whilst exposed ceiling beams, oak flooring and high ceilings create a lovely balance between the property's original character and its more contemporary presentation.

The principal bedroom is a generous double room, enjoying attractive views across the surrounding countryside through its large picture windows. Exposed ceiling beams continue the character found elsewhere in the property, with the room also benefiting from a private en-suite shower room, fitted with a modern suite comprising a double-width shower, vanity wash hand basin and WC.



There are two further well-proportioned double bedrooms, both enjoying lovely outlooks across the grounds and surrounding countryside, with exposed beams adding to the character of the accommodation.
The family bathroom is particularly spacious and fitted with an extensive suite comprising a freestanding roll-top bath, separate double-width shower, WC, bidet and double vanity wash hand basins with useful storage beneath. A large picture window provides an attractive outlook towards the gardens.

OUTSIDE

The property occupies a delightful plot extending to approximately three acres, providing a wonderful combination of established gardens, open grounds and additional space to enjoy the surrounding countryside.
A private driveway leads to a substantial gravelled parking area, with the gardens incorporating areas of lawn, established shrubs, mature trees and well-stocked borders. There is also a courtyard area enclosed by brick walls, together with post and rail fencing defining sections of the grounds.

To the rear and side of the property, a combination of decked seating areas, pathways and an Indian stone patio provide a number of appealing places to sit and enjoy the surroundings. Of particular note is the natural pool, which has been thoughtfully incorporated into the grounds and attracts an abundance of wildlife, including visiting deer, creating a wonderful connection with the natural environment.
Two detached outbuildings offer further flexibility, one currently used as a gym and the other providing useful storage. Both offer potential for a variety of alternative uses, subject to any necessary consents, making them a valuable addition to the overall property.

LOCATION

ROOMS

ENTRANCE HALL

KITCHEN/DINING ROOM

RECEPTION ROOM



BEDROOM ONE

EN-SUITE

BEDROOM TWO

BEDROOM THREE

EXTERNAL

OUTBUILDING ONE

OUTBUILDING TWO

LOCAL AUTHORITY

Stafford Council.

COUNCIL TAX BAND

Council Tax Band: F

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

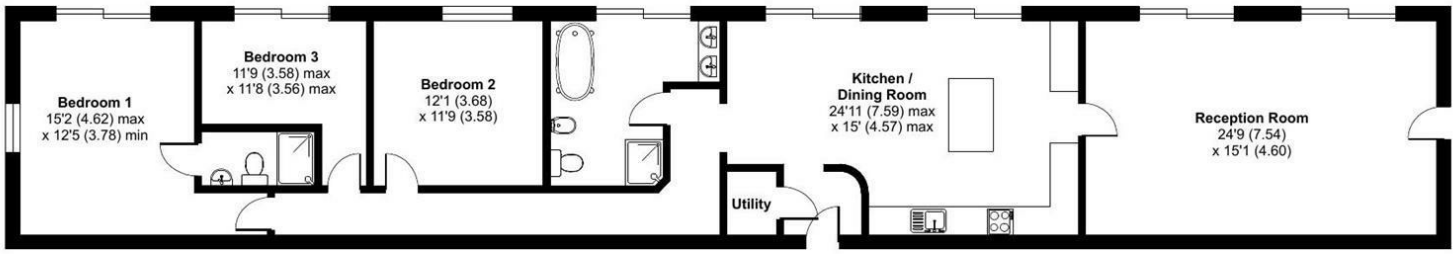
Strictly by appointment with the selling agent.

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 £36 (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.

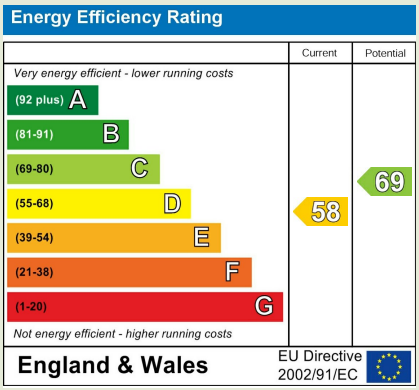
Approximate Area = 1519 sq ft / 141.1 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1540355



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

TELFORD SALES

32 Market Street | Wellington | Telford | TF1 1DT

01952 971800 telford@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you. For further information, please contact Halls Holdings Ltd on 01743 450700.