



59 Pave Lane, Chetwynd Aston.

Offers in the region of **£439,950**

In today's day and age, it is quite extraordinary to find an 18th century Duke of Sutherland cottage which is so unbelievably spacious and versatile in its layout, whilst still retaining so many character features - and all within easy reach of nearby amenities and transport links. Having been originally built by Lord Gower to serve the terminus of the Donnington Wood canal which supplied coal and limestone to Newport, this 4 Bedroom home has been updated for modern living and offers the new owners the potential to create a self-contained Annexe (if desired), whilst still offering ample accommodation and wrap around gardens, in a tranquil location set back from the road.

The main house is set over 3 floors and briefly comprises Entrance Hallway, Downstairs W.C., Lounge, Breakfast Kitchen, 2 Bedrooms (Master with En-suite), Family Bathroom and an additional room leading off Bedroom 2 which serves as an occasional Bedroom/ Nursery or Study (or the possibility of a second en-suite). The Entrance Hallway connects the house to the converted barn which benefits from a Dining Room, Snug and 2 further Bedrooms (one being downstairs with its own external door and currently used as a Hobby Room) which could easily be further developed into separate accommodation. Externally the well established, private gardens extend to two sides with an enclosed driveway behind and additional off-road parking conveniently available on a further rear driveway, with the informal agreement of the landowner.

Oil C.H., D.G. throughout. Viewing is highly recommended to fully appreciate the potential this beautiful family home has to offer.

59 Pave Lane Chetwynd Aston Newport Shropshire

Property entered via
stable-style door into

Entrance Hallway 11' 6" x 3' 10" (3.50m x 1.17m)
Provides access at either end to downstairs rooms.

Downstairs W.C. 3' 4" x 2' 9" (1.02m x 0.84m) (max)
Door to built-in cupboard containing oil fired C.H. boiler.

Lounge 15' 11" x 14' 11" (4.85m x 4.54m) (max)
Door providing access to stairs. Useful built-in understairs cupboard.
Multi-fuel burner.

Breakfast Kitchen 15' 11" x 6' 10" (4.85m x 2.08m)

Dining Room 11' 10" x 7' 8" (3.60m x 2.34m)
Accessed from the Entrance Hallway. Door to walk-in storage cupboard with electric lighting. Two steps up to

Snug/Annexe Potential 11' 9" x 10' 6" (3.58m x 3.20m) (max)
Stairs to Bedroom 3. Door to built-in understairs cupboard with electric lighting and power. Two steps up to

Bedroom 4/Annexe Potential/Hobby Room 12' 5" x 10' 8" (3.78m x 3.25m) (min)
uPVC door to the side garden/driveway.

Upstairs from Snug to

Bedroom 3/ Annexe Potential 20' 0" x 10' 4" (6.09m x 3.15m) (max into eaves)
Built-in eaves storage space.

Upstairs from Lounge to
first floor landing which provides access to the Master Bedroom and Family Bathroom. Stairs to 2nd floor.

Master Bedroom 14' 11" x 11' 5" (4.54m x 3.48m) (max)

Master En-suite 7' 10" x 7' 2" (2.39m x 2.18m) (max)
Door to built-in airing cupboard with hot water immersion tank.

Family Bathroom 6' 11" x 5' 5" (2.11m x 1.65m) (max)

Upstairs to
2nd floor landing into

Bedroom 2 16' 5" x 14' 9" (5.00m x 4.49m) (max)
Door to

Bedroom 5/Study/Nursery 16' 1" x 7' 0" (4.90m x 2.13m) (max)
Door to built-in storage and cupboard containing water tank.

Externally

Being set back from the road on an unadopted lane, the property is reached via a pedestrian gate which opens onto a gravelled pathway and steps and which lead to the front entrance.

At the back, a gated driveway offers parking for one vehicle, with further space for up to 3 vehicles at the rear. The garden wraps around two sides of the home, filled with perennial plants, shrubs, and distinctive trees. Two paved patios interspersed with gravelled areas provide plenty of space for relaxing or entertaining outdoors. A door to an outbuilding containing the C.H. oil tank also provides excellent storage space.



TOTAL FLOOR AREA: 1659 sq ft (154.1 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser is advised to verify all measurements and details of the property by visiting the property in person. Made with Metrepack (2020).

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VIEWING STRICTLY BY APPOINTMENT ONLY

Barker Healey
PROPERTY



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