Tempertons

Estate Agents
Letting Agents
Surveyors & Valuers

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Rose Barn , Sambrook, Newport, TF10 8AL
Fixed Asking Price £700,000

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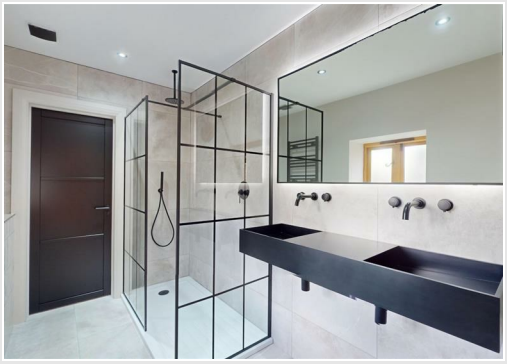


Shropshire is a picturesque county in the West Midlands of England, known for its rolling hills, historic market towns, and rich cultural heritage. It borders Wales and offers stunning landscapes, including the Shropshire Hills Area of Outstanding Natural Beauty, which is perfect for walking and outdoor activities. The county is steeped in history, featuring medieval castles, Ironbridge Gorge—a UNESCO World Heritage Site and birthplace of the Industrial Revolution—and charming villages that reflect traditional English character. Shropshire combines rural tranquility with vibrant local communities, making it a unique and inviting destination.

Surrounded by fields, Sambrook is a village located about 6 miles from the market town of Newport and approximately 2 ½ miles from the larger neighbouring village of Hinstock, which has a local shop, pub and primary school. Sambrook's amenities include a church and community hall, with its location giving easy access to many country walks and quiet country lanes ideal for cycling.

The property is approximately 1 mile from the A41, from which the M54 and M6 can be accessed, making commuting to Wolverhampton and the West Midlands possible. Mainline railway stations are situated in Stafford, Telford and Shrewsbury.

Rose Barn is a beautifully presented, spacious barn conversion that has been meticulously finished to a high standard throughout. The property boasts modern fixtures and fittings while still retaining it's characterful features, the flexible accommodation and location make it an ideal family residence.

A double glazed door opens to the...

Entrance Hall
17'6" x 10'5" (5.35 x 3.20)
A bright and spacious welcome to this exceptional home, having an abundance of natural light from the full-height double glazed windows to the entrance and skylights above. Staircase leading to the first floor Landing. Porcelain floor.

Living Room
19'10" x 15'7" (6.05 x 4.75)
A well proportioned room having oak effect flooring and bifold doors to front. Understairs cupboard. Exposed brick opening to the...

Kitchen/Dining Room
16'6" x 20'4" (5.05 x 6.20)
A beautifully designed kitchen having base and wall mounted units comprising cupboards and drawers with marble effect work tops above. Inset sink with brass mixer tap. New Neff integrated appliances include two ovens, induction hob, dishwasher, full-height fridge and freezer. Full-height wine cooler with double glazed doors and light. Central island with cupboards, drawers, wine cooler and power sockets. Vaulted ceiling with stunning oak beams and skylights. Door to...

Utility Room
8'2" x 5'6" (2.50 x 1.70)
Base and wall units with cupboards and drawers having an inset sink with brass mixer tap. Space and plumbing provision for a washing machine with full-height cupboards either side.

Inner Hallway

Cloakroom W/C
Being partially tiled comprising a low-level flush WC and marble effect wash hand basin with wall mounted mixer tap.

Bedroom Two
12'3" x 15'7" (3.75 x 4.75)
Double bedroom having a front aspect double glazed window and door to...

Jack and Jill Shower Room
Being fully-tiled and having a large walk-in shower with rainfall shower head. Twin wash hand basins and low-level flush WC. Front aspect double glazed window and towel radiator.

Bedroom Three
12'3" x 15'5" (3.75 x 4.70)
Double bedroom with front aspect double glazed window and door to Jack and Jill Shower Room.

Home Office/Bedroom Four
16'6" x 8'10" (5.05 x 2.70)
Having a front aspect double glazed window and door to...

En-suite Wet Room
Being fully-tiled having a rainfall shower head and hand shower. Low-level flush WC and wash hand basin with light up mirror above. Towel radiator.

Stairs from the Entrance Hall rise to the first floor with door to...

Principal Bedroom
13'1" x 19'4" (4.00 x 5.90)
A good sized double bedroom with vaulted ceiling and feature circular window. Two traditional radiators.

En-Suite
Beautifully finished featuring a free standing modern bath with brass mixer tap and hand shower. Full-width tiled walk-in shower with brass shower head. Brass towel radiator and skylight.

Outside
Galvanised steel gates open to a large gravelled driveway, with ample off-road parking leading to a CARPORT (5.44 X 5.21) and GARAGE (5.21 X 5.18) accessed via an electric roller door, having power and light. Landscaped to a neatly shaped lawn areas, large patio ideal for outdoor entertaining and raised bedding areas stocked with shrubs.

Additional Information
COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin

Tel: 01952 812519 **Email:** sales@tempertons.co.uk

Council, that the property is in Band: F

EPC RATING: D (66)

TENURE: We are advised by the Vendor, that the property is held Freehold and vacant possession will be given upon completion.

SERVICES: We understand that mains water, electricity and drainage are connected. Air source heat pump serves the underfloor heating and radiators.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker for details.

ADDITIONAL CHARGES: We understand that no additional charges are payable. (e.g. car chargers, solar panels)

RIGHTS AND RESTRICTIONS: The vendors are not aware of any.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: The vendors are not aware of any.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519 Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fitments, new carpets or furniture etc.

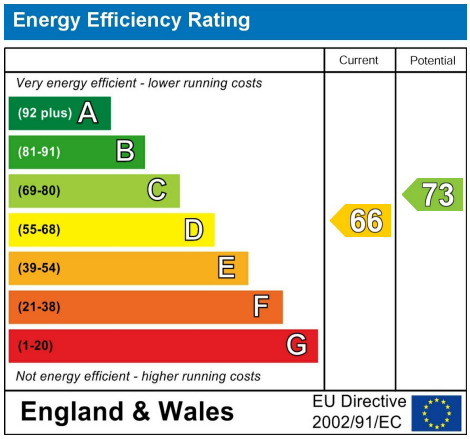
4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

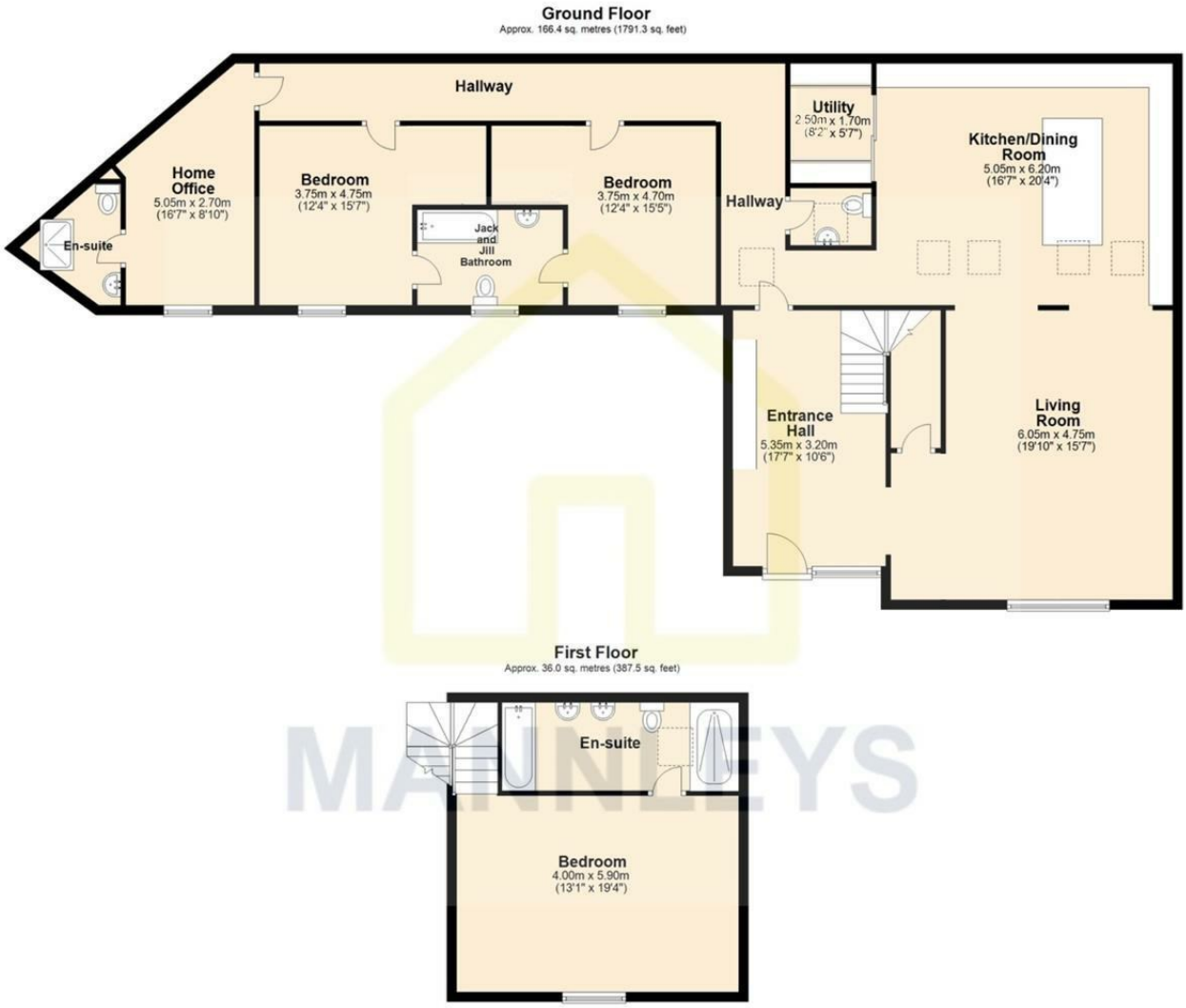
5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

6. We will not allow any recording of the property by means of cameras, mobile phones, Meta glasses or other devices unless the consent of the vendor has been sought and given in advance of the viewing.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.





Total area: approx. 202.4 sq. metres (2178.8 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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The Property Ombudsman