



2 The Common, Edgmond, TF10 8ES

Helping *you* move



2 The Common, Edgmond, TF10 9ES

**Freehold – Offers in the Region of
£760,000**



Features

- Sympathetically Extended, Detached Country House
- Set in 4.2 Acres Approx
- Extensive Gardens and Paddocks
- Located in a Beautiful Rural Setting along a Private Road
- Five Excellent Bedrooms

Useful Outbuildings and Detached Double Garage

Kitchen Breakfast Room

Lounge with Inglenook Fireplace

Two Bathrooms

Council Tax Band E, EPC Rating E



BRIEF DESCRIPTION

Are you searching for that special place in the country? Somewhere that offers peace and tranquillity, with 4.2 Acres approx. of Large Gardens and Paddocks for horses, sheep, or whatever you dream of keeping? This wonderful home is tucked away along a private road, yet only a short drive from a highly desirable village and within easy reach of the market town of Newport. The property is perfect for anyone with a passion for gardening as the present owners are - with Extensive Grounds and a range of useful Outbuildings. The house itself is substantial having been sympathetically extended by the present owners and full of character, featuring a welcoming Lounge with an Inglenook Fireplace, a bright Study overlooking the front garden, a separate Dining Room and a charming Breakfast Room that opens into the Kitchen with an adjoining Utility. Upstairs, there are Five excellent Bedrooms and Two Bathrooms, offering plenty of space for family and guests.

This is a rare opportunity to secure a truly special home in a beautiful rural setting. If this sounds like your dream, come and see it - you won't be disappointed!



LOCATION

The village of Edmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with a pub, The Lamb Inn. There is a church, a school and a post office.

The larger town of Newport has a selection of supermarkets including Waitrose, a selection of high street shops, restaurants and amenities.

Newport has many highly regarded schools including Newport Girls High School, Haberdasher's Adams Grammar School and Burton Borough. Further schooling may be found in Shrewsbury and Telford.

Newport is well placed for commuting with links to the M54 and M6. Direct travel to London may be found at Stafford Station approximately 14 miles, with trains to Euston taking approximately 1 hour and 17 minutes.



Barbers

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TO VIEW THIS PROPERTY: To view this property, please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

DIRECTIONS: From Newport town centre, proceed in a northerly direction along the High Street and over the mini roundabout. Turn left after TFM country store on B5062 towards Edgmond. Continue along this road for about 1.6 miles and then turn right into Marsh Road. Proceed along this road for about 1 mile and then turn off at the logs sign. The property is at the end of this lane with parking to the right next to the garage.

SERVICES: We are advised that mains electricity, oil fired central heating, mains water and septic tank are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING - E-48: The full energy performance certificate (EPC) is available for this property upon request.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

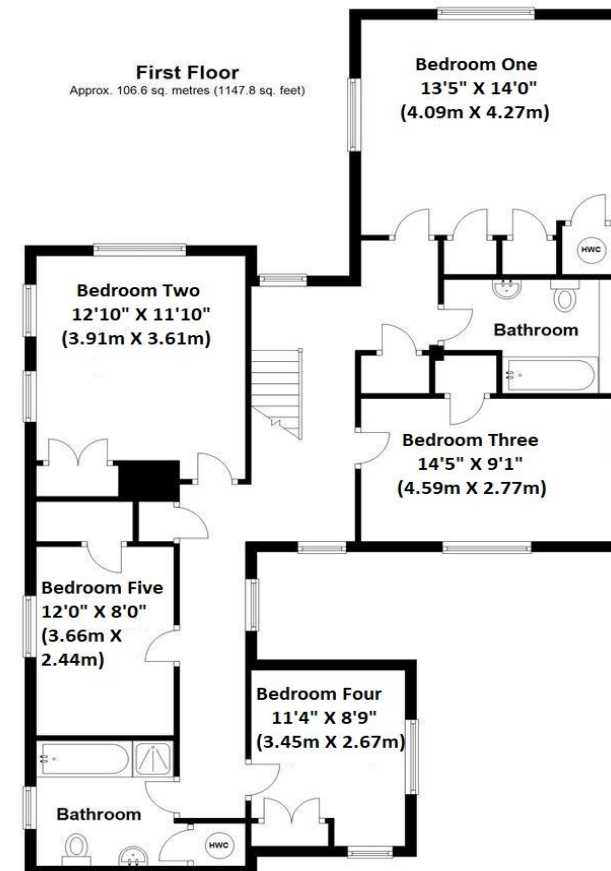
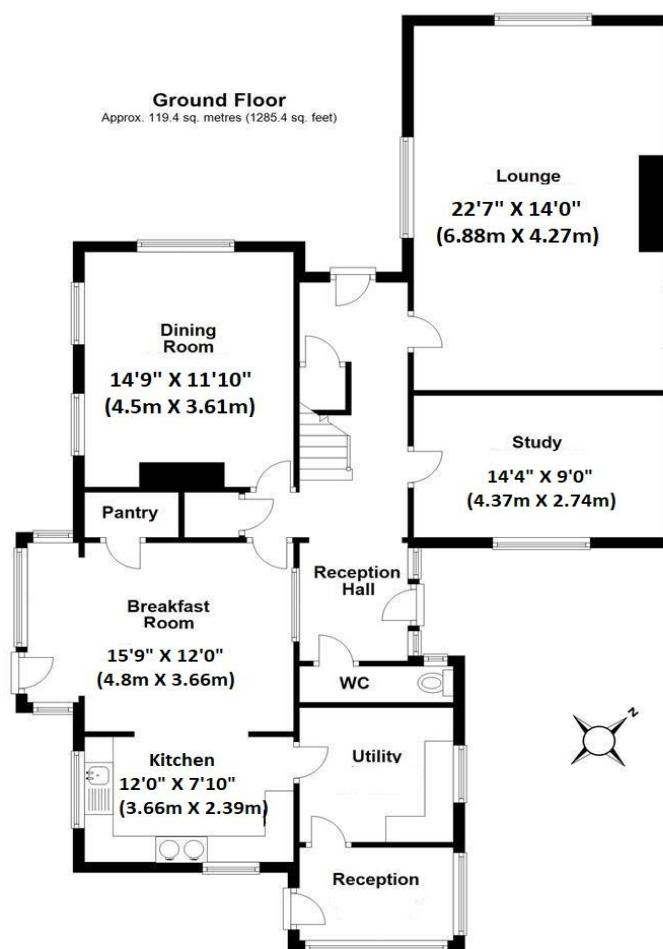
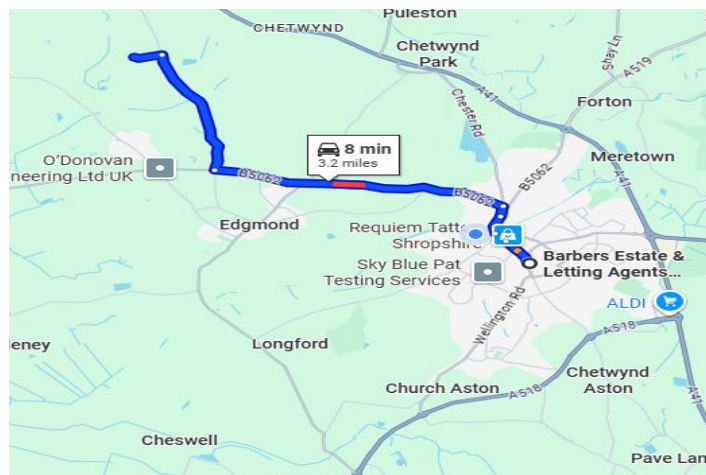
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

NE38605



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Total area: approx. 226.1 sq. metres (2433.3 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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