



## 'Lower Camp Farm', Flashbrook, Newport Offers in the region of £670,000

Sitting within a fantastic 1/2 acre plot, the original cottage dates back to 1857 and still benefits from some beautiful character features. Having been significantly extended over the years, this fabulous 4 Bedroom family home offers no fewer than 6 versatile reception rooms, a Master Bedroom with Dressing Room and En-suite, a Garage and stunning views over open countryside to every aspect! Being just a 10 minute drive from Newport town centre and 5 minutes from the nearby villages of Cheswardine and Sambrook, it is ideally located for anyone looking for a slice of tranquil living, whilst still being within a stone's throw of schools, amenities and transport links.

Briefly comprising Lounge, Sitting Room (with log burner) Breakfast Room, Dining Room (with cast iron burner) Conservatory, 2 Kitchen areas (connected via an open-plan archway), Downstairs W.C., Snug/Playroom, Study, 4 double Bedrooms, (Master with Dressing Room & En-suite) and Family Bathroom, externally there is a large lawned garden with several storage sheds, log stores, a workshop and summerhouse. To front is a driveway offering ample parking and a Garage.  
NO UPWARD CHAIN! LPG Gas C.H. uPVC D.G. Council tax band E. EPC Rating E.



# 'Lower Camp Farm' Flashbrook Newport Shropshire

**Property entered via**  
composite front door into

**Entrance Porch** 3' 11" x 3' 1" (1.19m x 0.94m)

Double doors into the entrance hallway which provides access to the Lounge and Sitting Room. Stairs to first floor.

**Lounge** 13' 0" x 12' 0" (3.96m x 3.65m)

**Sitting Room** 12' 11" x 12' 0" (3.93m x 3.65m)  
Door to useful understairs cupboard.

**Breakfast Room** 11' 1" x 8' 0" (3.38m x 2.44m)

**Conservatory** 23' 0" x 11' 1" (7.01m x 3.38m)

**Dining Room** 14' 1" x 11' 0" (4.29m x 3.35m)

**Downstairs W.C.** 6' 0" x 3' 0" (1.83m x 0.91m)

**Kitchen** 10' 0" x 7' 10" (3.05m x 2.39m)  
Opening on to

**Kitchen** 14' 1" x 11' 10" (4.29m x 3.60m)

**Playroom/Snug** 12' 0" x 12' 0" (3.65m x 3.65m)

**Study** 14' 1" x 7' 10" (4.29m x 2.39m)

**Upstairs to**  
first floor landing which provides access to all Bedrooms and Family Bathroom.

**Master Bedroom** 14' 0" x 14' 0" (4.26m x 4.26m)

**Dressing Room** 6' 0" x 5' 0" (1.83m x 1.52m)

**Master En-suite** 7' 1" x 5' 1" (2.16m x 1.55m)

**Bedroom 2** 13' 0" x 13' 0" (3.96m x 3.96m) (max)  
Door to built-in storage cupboard.

**Bedroom 3** 13' 0" x 12' 0" (3.96m x 3.65m) (max)

**Bedroom 4** 8' 10" x 8' 0" (2.69m x 2.44m)

**Family Bathroom** 11' 1" x 8' 0" (3.38m x 2.44m) (max)

## Externally

To the front is a gravelled driveway with two entrance/exits making it possible to drive in and out easily. A brick wall and hedging lies to the fore with mature trees either side of the property and a border directly adjacent to the house containing plants and shrubs. A wall with pedestrian door, as well as a five bar gate to the side both provide access to the rear garden.

To the rear is a very large lawned garden offering views over adjoining countryside. A block paved patio lies closest to the Conservatory with a paved pathway leading all around the house. Many mature trees intersperse the garden including a Weeping Willow and Bramley apple tree. In addition, there are 2 storage sheds, 1 large shed/workshop (with electric lighting and power) several log stores, secure dog run area and a summerhouse.

**Garage** 18'0 x 9'1" (5.48m x 2.77m)

Up and over door to the front. Single pedestrian door to the rear with windows. Electric power and lighting.



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PROPERTY



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**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.  
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