



**Estate Agents
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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 its 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 Council, that the property is in Band: TBC

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
England & Wales		EU Directive 2002/91/EC



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Plan produced using PlanUp.

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