

Barbers

Rock Cottage, 3A Hillside East, Lilleshall,

TF10 9GZ

Helping *you* move





## Features

- Charming Detached Cottage
- Four/Five Bedrooms, Main Bedroom with En-Suite
- Kitchen, Utility Room, Ground Floor W.C.
- Sitting Room, Lounge
- Central Glazed Hallway

## Family Bathroom

Lovely Village Location and Views Over Surrounding Countryside Over Lilleshall Hill

Detached Double Garage and Parking

Beautiful Wraparound Gardens

EPC Rating F, Council Tax Band E



## BRIEF DESCRIPTION

A beautifully improved Detached Cottage offering spacious family accommodation with delightful character features and superb modern touches. Set on Lilleshall Hill, this lovely home enjoys an idyllic village setting with wonderful walks and panoramic views across Shropshire.

The accommodation includes a welcoming Sitting Room, elegant Dining Room with bi-fold doors to the courtyard, stylish fitted Kitchen, Utility and Ground Floor WC. A bright glazed Hall leads to a generous Lounge with open fire and a Snug with log burner. Upstairs features a spacious Principal Bedroom with En-Suite, Three further Bedrooms, and a versatile Study/Dressing Room or occasional Fifth Bedroom. Modern comforts include oak and glass staircase, oak-style soundproof doors, electric blinds, fitted wardrobes, fast broadband, Blink security system, LPG heating with combi boiler and underfloor heating to the kitchen and bathrooms.



Outside, there is Parking for Three Cars, a Detached Double Garage with EV Charging Point, and beautifully landscaped Wrap-Around Gardens with a sun terrace offering 360° views, varied seating areas, and mature planting - perfect for all-day sunshine and outdoor entertaining. A delightful blend of period charm, modern convenience, and a truly special setting.

#### LOCATION

Lilleshall is a popular village just south of the market town of Newport - with its busy High Street offering you a good mix of shops, boutiques, cafes, pubs and Victorian indoor market – and is within the catchment area of Newport's highly regarded High and Grammar Schools. Lilleshall itself has a Church, Primary School, Cricket Club and a highly regarded Golf Club and Sports Centre, with a wider range of shops, amenities and employment opportunities available in Telford, Stafford and Shrewsbury, and the excellent road and rail links (from Telford and Stafford stations) mean that London, Manchester and Birmingham are in commutable distance.



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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](mailto:Newport@barbers-online.co.uk)

**DIRECTIONS:** From Newport High Street, turn right onto the Wellington Road and continue towards the direction of Telford. At the roundabout, take the third exit and stay on A518. At The Red House pub roundabout, take the signpost to Lilleshall. Continue into the village along Limekiln Lane passing the school and Cricket Club on the right, before taking the right hand turn just before the church, into Church Lane. Continue for a short distance and opposite the church entrance, take the right hand and turn into St Michaels Close. Follow the road past the bungalow and continue into Hillside East and along the side of the hill. Rock Cottage is the second house on the left.

**SERVICES:** We are advised that mains electricity, water, drainage and LPG gas fired central heating 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:** F-35 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.

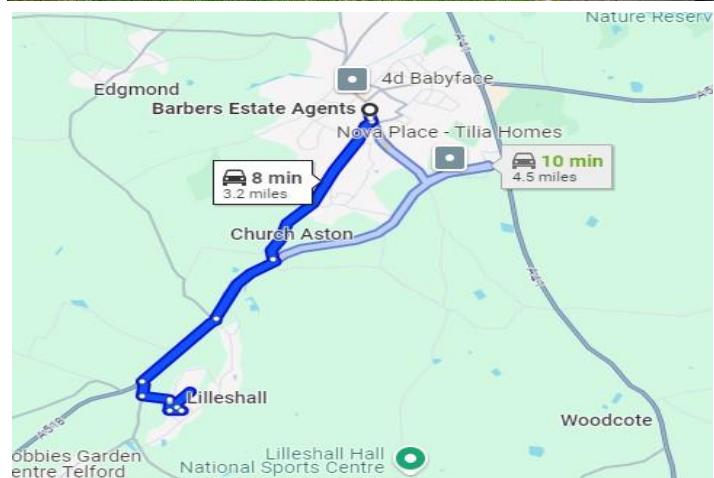
**AML REGULATIONS:** To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

**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.

**METHOD OF SALE:** For Sale by Private Treaty.

NE36889

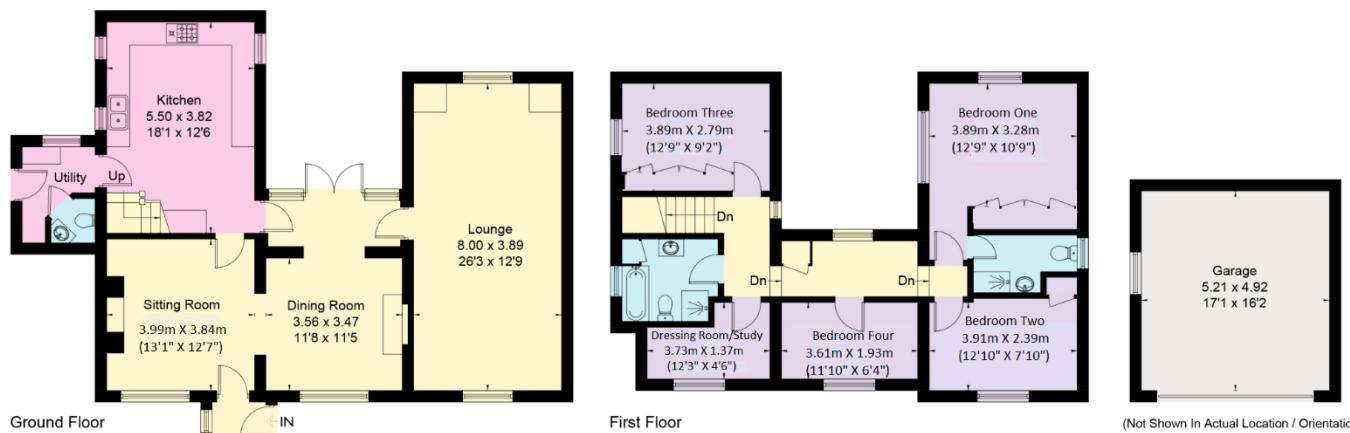




Approximate Area = 170.4 sq m / 1,834 sq ft

Garage = 25.5 sq m / 274 sq ft

Total = 195.9 sq m / 2,108 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 309763

**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.

# Barbers

NEWPORT

30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239  
Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

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