



## 15 Cherrington, Newport.

Offers in the region of **£500,000**

If you're after a charming, fully refurbished cottage set on a generous plot, offering all the peace and tranquility of countryside living while still retaining character features and being within the Newport school catchment area, this could be the perfect property for you. This delightful, extended, semi-detached Duke of Sutherland property has undergone an extensive programme of works including a new Breakfast Kitchen (with integrated dishwasher, oven & hob), the addition of a Downstairs W.C., new upstairs Shower Room, underfloor heating to the downstairs rooms, the installation of new windows and doors, and landscaping of the large garden. No stone has been left unturned!

Briefly comprising Entrance Porch, Sitting/Dining Room, Lounge, Breakfast Kitchen, Utility Area, Downstairs W.C., 3 Bedrooms (2 doubles) and Shower Room, externally the total plot extends to approximately 1/3 of an acre and offers more than ample driveway parking, a Summerhouse, two sheds and a piggery. NO UPWARD CHAIN! Council Tax Band B. EPC Rating C.

# 15 Cherrington Newport Shropshire

**Property entered via**  
uPVC door into

**Entrance Porch** 3' 10" x 2' 10" (1.17m x 0.86m)  
part-glazed uPVC door into

**Sitting/Dining Room** 15' 1" x 14' 10" (4.59m x 4.52m) (max)  
Door to useful understands storage cupboard. Door to stairs leading to first floor landing and Bedrooms 1, 3 & Shower Room. Log burner.

**Lounge** 14' 6" x 14' 4" (4.42m x 4.37m) (max)  
Double uPVC French doors to the garden. Door to stairs leading to first floor landing and Bedroom 2.

**Breakfast Kitchen** 14' 2" x 13' 0" (4.31m x 3.96m) (max)  
Double uPVC French doors to garden patio area. Log burner set within inglenook fireplace.

**Utility Area** 6' 5" x 5' 5" (1.95m x 1.65m) (max)  
Space and plumbing for washing machine.

**Downstairs W.C.** 4' 1" x 2' 6" (1.24m x 0.76m) (min)

## Upstairs from

Sitting/Dining Room to first floor landing which provides access to Bedrooms 1, 3 and Shower Room. Two sets of built-in wardrobes/cupboards.

**Bedroom 1** 15' 5" x 14' 11" (4.70m x 4.54m) (max - restricted head height)

**Bedroom 3** 10' 9" x 6' 8" (3.27m x 2.03m) (min)  
Built-in cupboard containing gas C.H. boiler. Additional single built-in wardrobe.

**Shower Room** 8' 4" x 6' 5" (2.54m x 1.95m)

## Upstairs from

Lounge to first floor landing which leads to

**Bedroom 2** 14' 5" x 10' 3" (4.39m x 3.12m) (max - restricted head height)  
Door to built-in eaves cupboard.

## Externally

The property is accessed via a 5 bar gate which opens onto a sweeping gravelled driveway offering parking for several vehicles and an EV charger point. Hedges lie to the perimeter and a gravelled pathway leads to the front door.

To the side and rear is an attractive slate patio area offering a very pleasant entertaining space. The remainder of the garden is laid to lawn and is edged with fencing and/or hedging. Two sheds and a brick-built piggyery provide very useful storage space and a sizeable Summerhouse (with electric power) offers scope for an external office/playroom.

**Summerhouse** 15'8" x 9'2" (4.77m x 2.79m)  
Double doors to the front. Electric power.



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# Barker Healey

PROPERTY



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