



**28 ,  
Cherrington,  
TF10 8PQ**

**OIRO £625,000**

The Rise is a charming three bedroom detached home, formerly part of the Duke of Sutherland estate, located in the sought after hamlet of Cherrington. The property offers spacious accommodation, including four reception rooms, a generous breakfast kitchen, a master bedroom with en-suite, two further bedrooms, and a family bathroom.

Set within approximately 3.4 acres, the grounds include three fields (currently rented out for grazing) and an orchard, and a well maintained, expansive rear garden. The property also benefits from a substantial outbuilding with potential for conversion into an annexe (subject to planning permission), along with a further stable/ field shelter and an original brick/stone stable, offering excellent scope for use as an equestrian property.

Further benefits include two separate double garages and driveway parking for several vehicles.

Offered with no upward chain, viewing is highly recommended.

Cherrington is a Hamlet within close proximities to Newport which is a thriving market town, which features a diverse range of independent shops, larger chain style stores, supermarkets (including Waitrose), and a variety of leisure facilities. There is a selection of highly regarded primary and secondary schools to choose from, all with excellent OFSTED ratings, including two selective secondary schools (Haberdashers Adams' Grammar School and Newport High School for Girls) and the highly acclaimed Harper Adams University. The market town of The property is within easy commuting distance of Telford (10 miles), Stafford (16 miles) and Shrewsbury (19 miles), all with mainline train stations, wider ranges of shops and leisure facilities, as well as being within close proximity to the M54 J4 (9 miles).

#### **PORCHWAY**

8'5" x 5'3" (2.57 x 1.62)

With ceramic tiled flooring.



#### **CLOAK ROOM**

4'8" x 2'10" (1.44 x 0.87)

A free standing wash basin and a low level W.C, with partially tiled walls and a ceramic tiled floor.



#### **ENTRANCE HALLWAY**

14'8" x 4'0" x 11'9" (4.49 x 1.24 x 3.60)

With an understairs storage cupboard.

#### **LOUNGE**

16'11" x 16'11" (5.17 x 5.17)

A spacious lounge with a brick built fireplace with an open fire. Dual aspect windows and an exterior door leading to the garden area.



#### **DINING ROOM**

16'10" x 12'2" (5.14 x 3.72)

There is a local sandstone inglenook fireplace with a freestanding electric fire, overlooking the rear garden.



## KITCHEN

15'5" x 20'11" x 8'10" (4.71 x 6.39 x 2.70)

With a breakfast area and features a range of wooden base and wall units having worktops over and tiling above. An Electric double AGA, a fridge and washing machine a tiled floor and exterior door which leads to the rear garden. There is loft access for storage which has a light.



## OFFICE

12'10" x 8'10" (3.93 x 2.70)

Overlooking the front garden.



## STUDY

16'5" x 6'3" (5.02 x 1.93)

With a door leading to the rear garden.



## FIRST FLOOR

The airing cupboard includes the hot water tank, with a backup immersion heater and light.



## MASTER BEDROOM

16'11" x 16'8" (5.17 x 5.09)

A spacious master bedroom with dual aspect windows allowing views of the countryside. There is a fully floored loft which has lighting and a Ramsey ladder.



## ENSUITE

8'4" x 4'5" (2.56 x 1.35)

A double shower enclosure with a Micra electric shower, a vanity wash basin and a low level W.C. With a heated towel rail, tiled walls and an extractor fan.



## FAMILY BATHROOM

8'11" x 7'6" (2.72 x 2.30)

A corner bath, a pedestal wash basin, low level W.C and a bidet. With loft access to the water tank.

## BEDROOM TWO

12'11" x 8'7" (3.95 x 2.63)

A double bedroom with exposed beams and a rear garden outlook.



## REAR GARDEN

The rear garden offers scenic views of the surrounding landscape and countryside. A block-paved patio, ideal for entertaining, features a seating area bordered by a sandstone brick wall. This leads onto an extensive, well established and stocked gardens, lawn and orchard areas. The garden is enclosed by a hedge and includes a charming summer house and a deluxe greenhouse equipped with electricity. A side gate provides access to the orchard, and PIR security lights are also installed for added safety.

## BEDROOM THREE

8'1" x 12'2" (2.47 x 3.73)

Another double bedroom with exposed beams with countryside views at the front of the property.



## FRONT GARDEN

Edged in a sandstone wall with a laid lawn and features a sandstone water well which is a feature from the original bore hole.



## LAND

Set within approximately 3.4 acres of land, paddocks/ fields in total comprising of three fields, suitable for grazing or equestrian potential.

There is also an orchard with a variety of fruit trees and a greenhouse. the property has been previously registered as a small holding.



## OUTBUILDING

The first outbuilding comprises of a double garage and a large workshop area to the side, a carport, a log storage room and a kitchenette with W.C and an end double stable block. There is a door which gives access to the rear garden and a door that leads to an extensive first floor space which has the potential to be converted to an Annexe (subject to planning permission).



## STABLES

An original detached stable with a manger, with the original cobbled floor and has lighting and power. There is a further field shelter with concrete bases and light and power which may require some attention.

## DOUBLE GARAGES

With two separate double garages.

## DRIVEWAY

A block paved driveway with parking for several cars.

AGENTS' NOTES:

EPC RATING: F a copy is available upon request.

SERVICES: We are advised that there is mains water and drainage, electricity and heated by oil fired central heating. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band G (currently £2,637.62 for the year 2025/2026).

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

BROADBAND: Up to 76mbps

Mobile Signal/Coverage Indoors: EE Limited / O2 Likely / Three Limited / Vodafone Limited

Mobile Signal/Coverage Outdoors: EE Likely / O2 Likely / Three Likely / Vodafone Likely

PARKING: Driveway parking

FLOOD RISK: Rivers & Seas – No risk

COSTAL EROSION RISK: None in this area

COALFIELD OR MINING AREA: None in this area

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

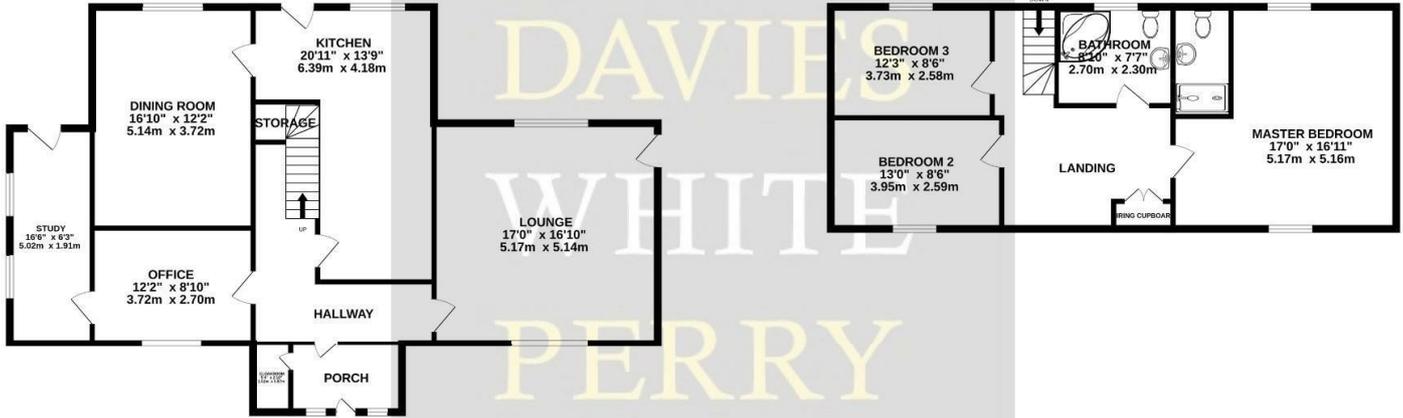
METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our offices in the Newport High Street continue north west onto Lower Bar, continue onto Chetwynd End. At the round about take the first exit onto Edgmond Road continue for just over 5 miles on the B5062 and turn left onto the property, the property can be identified with a For Sale board.

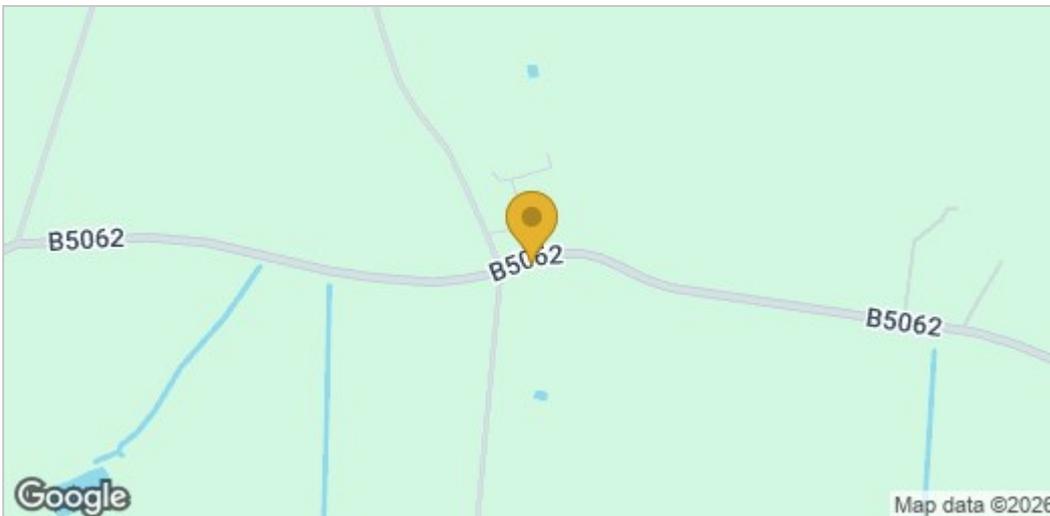
GROUND FLOOR  
1116 sq.ft. (103.6 sq.m.) approx.

1ST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1843 sq.ft. (171.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	24	
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.