



Old Farm, Old Farm Lane, Lilleshall, Newport

Offers In Region Of £275,000

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Old Farm, Old Farm Lane, Lilleshall, Newport

Are you looking for a countryside rural home? Wait until you see the location of this lovely home. Lee Cooke Personal Estate Agents are delighted to present this highly deceptive cottage, situated in the ever-popular and sought-after village of Lilleshall.

Externally, the property offers off-road parking and a pleasant enclosed courtyard area, together with a Coach House and adjoining log store.

Internally, the main home comprises an entrance hall, a fitted kitchen, a spacious lounge diner with a feature log burner, a ground floor bathroom, and a selection of three bedrooms. Bedroom 2 offers excellent conversion potential, either for creating a fourth bedroom or an upstairs bathroom (subject to the relevant permissions).

The property is beautifully positioned along a wonderful country lane in Lilleshall, enjoying stunning countryside views. The village itself is highly regarded for its charm, community feel, and picturesque rural surroundings, making this an ideal location for those seeking a blend of peaceful living with convenient access to local amenities.

Location & Area

Old Farm Lane is set within the heart of the highly sought-after village of Lilleshall, a picturesque and historic rural setting surrounded by beautiful Shropshire countryside. The village offers a wonderful community atmosphere with a range of local amenities including a village hall, church, primary school, and country pubs. For further conveniences, the nearby towns of Newport and Telford provide excellent shopping, schooling, and leisure facilities, along with superb transport links to the wider region via the A41 and M54. Old Farm Lane itself enjoys a peaceful position along a charming country lane, offering stunning countryside views and a true sense of rural living while still being within easy reach of modern amenities.





Entrance Hall

Having a wooden front door leading to the main access, opening into the fitted kitchen, and a further door giving access to the family bathroom.

Lounge / Diner

5.49m x 3.66m (18'0" x 12'0")

A spacious reception room with stairs rising to the first floor landing, complete with handrail and spindles. Featuring an attractive brick-built chimney breast housing a log burner, oak doors leading to various rooms, and a door opening into the main courtyard. Double glazed windows to both the front and rear provide plenty of natural light. Fitted with a storage heater.



Kitchen

5.49m x 2.13m (18'0" x 7'0")

A generous fitted kitchen with windows to both front and rear aspects. Offering a range of wall and base units with roll-top work surfaces, integrated sink unit, part-tiled walls, and electric hob with oven beneath. There is also a storage heater and access leading back to the entrance hall.



Ground Floor Shower Room

With double glazed window to the front. Fitted with a walk-in shower enclosure, low flush WC, and wash hand basin set into a vanity unit. Heated towel rail, ceiling spotlights, and door leading back to the entrance hall.

First Floor Landing

Approached via stairs from the lounge diner, with window to the front, doors to all bedrooms, and access to the airing cupboard.

Bedroom One – 9'9" x 9'

2.97m x 2.74m (9'9" x 9'0")

A well-proportioned double bedroom with double glazed window to the front aspect enjoying lovely countryside views. Oak door to the landing, storage heater, and airing cupboard.



Bedroom Two

5.56m x 2.13m (18'3" x 7'0")

This room may offer potential for conversion into two bedrooms or an additional upstairs bathroom (subject to building regulations and relevant permissions). Currently featuring a double glazed window to the front, traditional wooden flooring, oak door to the landing, and a feature cast iron fireplace.

Bedroom Three

3.66m x 2.44m (12'0" x 8'0")

With double glazed window to the rear, feature cast iron fireplace, storage heater, and door to the landing.

Front Garden

To the front of the property there is one allocated parking space with pathway leading to the entrance door. The property is accessed via a shared right of way.



Rear Courtyard

A pleasant enclosed courtyard with trellising and gated access to the side. Leads through to the semi-detached outbuildings.

Outbuildings

Coach House – A characterful outbuilding with feature vaulted ceiling, original floor-mounted stove, door and window to side access.

Log Store – Adjoining the Coach House, with gated interior access.

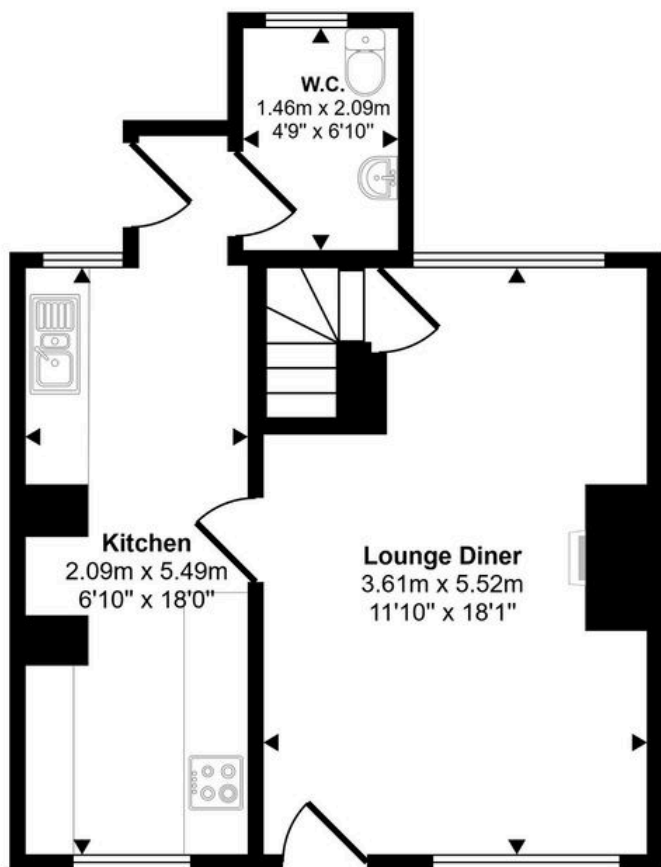
Agents Notes

This property does not have a mains gas supply and is heated via electric storage heaters. Viewing is highly recommended to fully appreciate the charm and potential of this unique home, situated in the ever-popular village of Lilleshall.

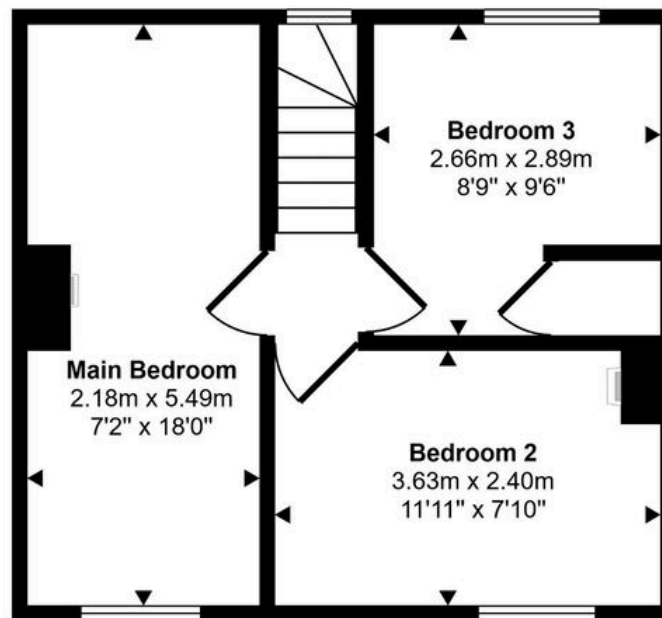




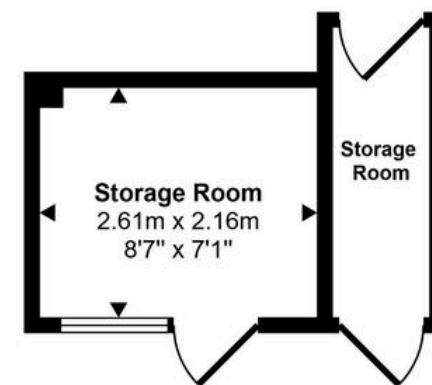
Approx Gross Internal Area
78 sq m / 835 sq ft



Ground Floor
Approx 37 sq m / 395 sq ft



First Floor
Approx 32 sq m / 350 sq ft



Outbuilding
Approx 8 sq m / 91 sq ft