



Holly Cottage, Outwoods, Newport, TF10 9DZ

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Freehold – Offers in the Region of
£1,150,000



Features

- A Beautifully Presented Four Bedroom Detached Family Home
- Approx 3 Acres of Gardens and Paddocks
- Boasting High Quality Fittings Throughout
- Stylish One Bedroom Detached Bungalow Annexe Included
- Magnificent Open Plan Kitchen and Dining Area

Detached Office, Double Timber Carport with Adjoining Workshop
Parking for Several Cars, Solar Panels to Car Port
Stunning Gardens with Surrounding Countryside Views
Perfectly Suited for those Seeking Space, Privacy and a Rural Lifestyle
Council Tax Band F, EPC Rating - E



BRIEF DESCRIPTION

An exceptional, fully renovated and beautifully presented Detached Family Home, complete with a stylish One-Bedroom Detached Bungalow annex, a separate Detached Office, Timber Double Carport with adjoining Workshop, and approximately 3 Acres of Gardens and Paddocks. This outstanding property combines character and contemporary comfort, boasting high-quality fittings throughout and modern Double Glazing.

The main house offers a superb Entrance Hall with Cloaks Storage, leading to a magnificent Open-Plan Kitchen and Dining Area featuring an extensive range of cabinetry, premium fittings and integrated appliances. There is a separate Utility Room, Ground Floor WC, Snug Sitting Room, and an impressive L-shaped Lounge full of charm, opening into a delightful Garden Room with lovely views over the grounds. To the first floor, the Principal Bedroom benefits from a spacious, modern En-Suite Shower Room. There are Three further charming Double Bedrooms and a stylish Contemporary Family Bathroom.



The Detached Bungalow Annex provides excellent independent accommodation, comprising Entrance Hall, Open-Plan Living/Dining Kitchen, Double Bedroom and En-Suite Shower Room - ideal for extended family, guests or potential income (subject to any necessary consents).

Externally, the property continues to impress with a Detached Office, Timber Double Carport with attached Workshop, and 14 Solar Panels enhancing energy efficiency. The beautiful gardens take full advantage of the surrounding countryside views, with generous patios, well-kept lawns, Timber Garden Store and Summerhouse. Paddocks extend to the front and both sides, making the property perfectly suited to those seeking space, privacy and a rural lifestyle.



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LOCATION: The property is situated in the attractive rural village of Outwoods, approximately 3.5 miles east of Newport with its High Street stores, smaller specialised shops and indoor market. The more comprehensive shopping, leisure and employment facilities offers by Telford Town Centre are approximately 10.5 miles distance. The larger town of Stafford is approximately 12 miles distance. The village itself is south of the A518 Newport to Stafford Road.

DIRECTIONS: From Newport take the A518 in the direction of Gnosall turning right to Coley Mill, signposted Outwoods. Upon reaching Outwoods, drive through the village and take the small right hand turning marked with a 'No Through Route for Vehicles' The property is then located a short distance on the left hand side.

SERVICES: We are advised that the mains electricity, mains water, septic tank drainage and oil fired central heating. 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: Stafford Borough Council, Riverside, Stafford, ST16 3AQ. Tel: 01785 619000

EPC RATING : E-65 The full energy performance certificate (EPC) is available for this property upon request.

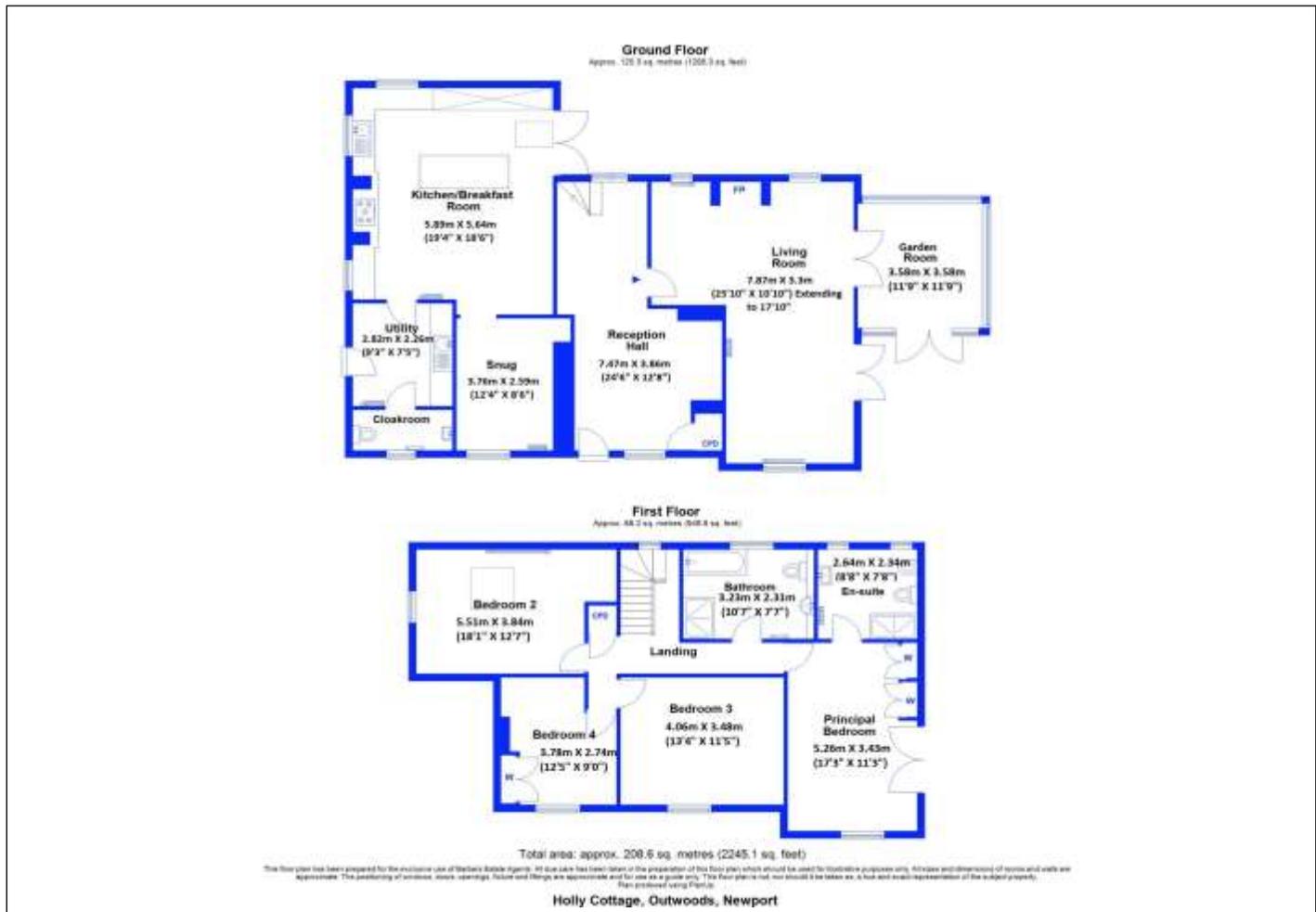
PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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.





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.



NEWPORT
30 High Street, Newport, TF10 7AQ | Tel: 01952 820 239
Email: newport@barbers-online.co.uk
www.barbers-online.co.uk

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