



The Limes, 10 Limekiln Lane, Lilleshall, TF10 9EZ

Helping *you* move



The Limes, 10 Limekiln Lane, Lilleshall, TF10 9EZ

**Freehold – Offers in the Region of
£950,000**



Features

- **A Wonderful Grade 2 Listed Period Property**
- **Set Within Approximately 0.4 Acres**
- **Lovely Popular Village Location**
- **Four Bedrooms, Principal with En-Suite**
- **Farmhouse Kitchen, Snug Sitting Room**

- **Charming Former Bakehouse, Cellar**
- **Formal Dining Room, Principal Sitting Room**
- **Detached Double Garage, Car Port**
- **Attractive Gardens to Front, Side and Rear**
- **Council Tax Band, EPC Rating N/A**



BRIEF DESCRIPTION

A wonderful period property set within approximately 0.4 acres, offering a wealth of character and charm throughout. The home boasts Exposed Timbers, Original Doors, High Ceilings, and an abundance of Delightful Period Features.

The accommodation comprises an: Inviting Entrance Hall leading to a Snug Sitting Room, a spacious Cloakroom with WC, and a charming Former Bakehouse. There is also a Rear Porch/Utility, a well-appointed Farmhouse Kitchen, a Formal Dining Room, and a principal Sitting Room, ideal for both everyday living and entertaining.

To the first floor, the Principal Bedroom benefits from an En-Suite, complemented by Three further generously sized Bedrooms and a beautifully appointed Family Bathroom.



Externally, the property is equally appealing, featuring a Detached Double Garage with adjoining Storage Rooms and a Car Port. The attractive Gardens extend to the front, side, and rear, with a delightful Sun-Trap Patio-perfect for enjoying the surroundings.

Situated in the heart of the sought-after village of Lilleshall, the property enjoys a picturesque setting backing onto Open Fields.

LOCATION: Lilleshall is a popular village just south of the market town of Newport - with it's 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.



Helping *you* move

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

DIRECTIONS: The property is 2.7 miles from our Newport Office: Head south on the High Street and right on Wellington Road. At the roundabout, take the 3rd exit onto the A518 towards Telford and at the next roundabout (by the Red House Public House) take the 1st exit onto Limekiln Lane - the property is about 1 mile along the lane, just opposite the school on the left hand side.

SERVICES: We are advised that all mains services 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 – N/A

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.

NE37328



The Limes, 10 Limekiln Lane, Lilleshall, TF10 9EZ

Helping *you* move



Total area: approx. 223.9 sq. metres (2410.5 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All dimensions have been taken on the production of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixtures and fittings are approximate and for guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using Planit.

The Limes, 10 Limekiln Lane, Lilleshall, Newport

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

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH