



‘Adeney Cottage’, Adeney, Newport. Offers in the region of **£575,000**

Sitting within a 1/2 acre plot amongst stunning open countryside, Adeney Cottage is a beautifully presented property dating back to the late 19th century. Having been extensively updated by the current owner in recent years to include a stunning new Breakfast Kitchen, contemporary Family Bathroom, Master En-suite and Downstairs W.C., it still retains some lovely original features such as exposed beams and internal latch doors. Being within the catchment for Newport schools and easy reach of local amenities, it is the perfect, idyllic family home.

Briefly comprising Entrance Hallway, Lounge, Breakfast Kitchen (with AGA Rayburn), Dining Room, Conservatory (with fully insulated ceiling), re-fitted Utility Room, (with access to a cellar) Downstairs W.C., 3 double Bedrooms, (all with built-in/fitted wardrobes & Master with En-suite) and Family Bathroom, there is ample driveway parking and a substantial south-facing garden overlooking adjoining fields, offering storage sheds and a large greenhouse. uPVC windows and LPG C.H. throughout. Council Tax Band. EPC Rating F.

'Adeney Cottage' Adeney Newport Shropshire

Property entered via

composite stable door to the rear into Entrance Hallway which provides access to downstairs rooms.

Downstairs W.C. 6' 9" x 6' 1 (2.06m x 1.85m)

Utility Room 10' 8" x 6' 2 (3.25m x 1.88m)

Door to useful storage cupboard. Wooden floor hatch to storage cellar.

Breakfast Kitchen 15' 10" x 12' 4 (4.82m x 3.76m)

Two oven AGA Rayburn with boiler set within inglenook fireplace. Opening overlooking Dining Room.

Lounge 16' 3" x 11' 9 (4.95m x 3.58m)

Stove-style gas fire set within inglenook fireplace.

Dining Room 12' 9" x 11' 9 (3.88m x 3.58m)

Built in storage cupboards beneath opening to Breakfast Kitchen. Stairs leading to first floor. Sliding patio doors to

Conservatory 25' 2" x 10' 9 (7.66m x 3.27m)

Double French doors to the rear garden.

Upstairs to

first floor landing which provides access to Bedrooms and Bathroom. Sliding door to large airing cupboard containing hot water immersion tank and wooden shelving for storage.

Master Bedroom 16' 8" x 11' 9 (5.08m x 3.58m) (max less chimney breast)

A range of fitted wardrobes and dressing table.

Master En-suite 11' 4" x 6' 1 (3.45m x 1.85m)

Bedroom 2 11' 10" x 9' 7 (3.60m x 2.92m)

Triple built-in wardrobes.

Bedroom 3 12' 3" x 9' 3 (3.73m x 2.82m) (plus doorway)

A range of fitted wardrobes and desk/dressing table space.

Family Bathroom 13' 5" x 6' 1 (4.09m x 1.85m)

Externally

The property sits in a plot of approximately half an acre of land with far reaching views over open countryside and towards the Wrekin. Being mostly laid to lawn, there is a pleasant paved patio area closest to the property (complete with pergola)

A large gravelled driveway offers parking for several vehicles and borders contain a mixture of mature plants and shrubs. A greenhouse, summerhouse, a workshop and a storage shed (with electric power and lighting) also exist. Underground LPG tank.

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors 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 a guide only for prospective purchasers. 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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PROPERTY



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