



Helping *you* move



## The Hayloft, Meretown, Newport, TF10 8BX

A Superbly Presented, Four Bedroom Barn Conversion in a Delightful Rural Location. This property boasts generous Living and Bedroom Accommodation, with contemporary finishes throughout. There is a Secluded Garden, as well as a Garage and Plentiful Parking.

Offers Over  
**£625,000**

# The Hayloft, Meretown, Newport, TF10 8BX

## Overview

- A Wonderfully Presented Four Bedroom Barn Conversion
- Located in a Picturesque Setting and Surrounded by Countryside
- Kitchen Breakfast Room
- Utility Area
- Lounge with Log Burner
- Dining Room
- Principal Bedroom Suite with Generous Wardrobe Storage
- Two En-Suites and Family Bathroom all with Contemporary Fittings
- Single Garage
- Parking for Several Vehicles
- Council Tax Band F, EPC Rating D



## BRIEF DESCRIPTION

A stunning, Four Bedroom Barn Conversion located in a picturesque setting surrounded by countryside. This lovely property boasts high quality, contemporary finishes throughout and features spacious downstairs living including a Lounge with Log Burner, modern Kitchen Breakfast Room with high quality touches and a separate Dining Room that could also be used for a variety of other purposes. There is also a handy Utility Space and a separate Ground Floor WC.

Off a half landing you will find the Principal Suite, offering generous wardrobe storage and a good size En-Suite leading off the Bedroom area. There are Three further Bedrooms, one of which has an En-Suite and the remaining two share a large Family Bathroom, with separate Bath and Shower.

## LOCATION

The property is just 2.2 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.



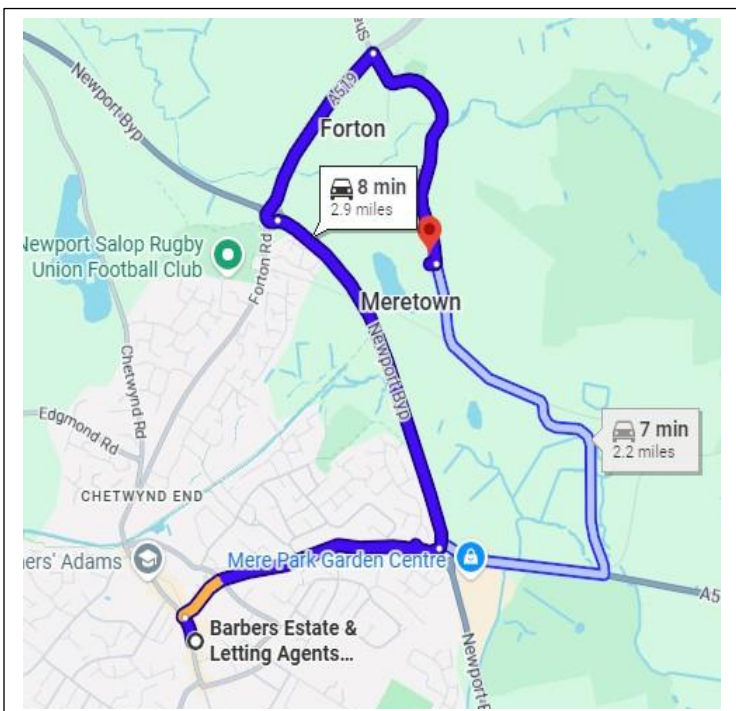
Your **Local** Property Experts  
01952 820 239



**USEFUL INFORMATION:** 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](mailto:Newport@barbers-online.co.uk)

**SERVICES:** We are advised that the property has mains water, electricity, oil fired central heating and shared septic tank drainage with three other properties. 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

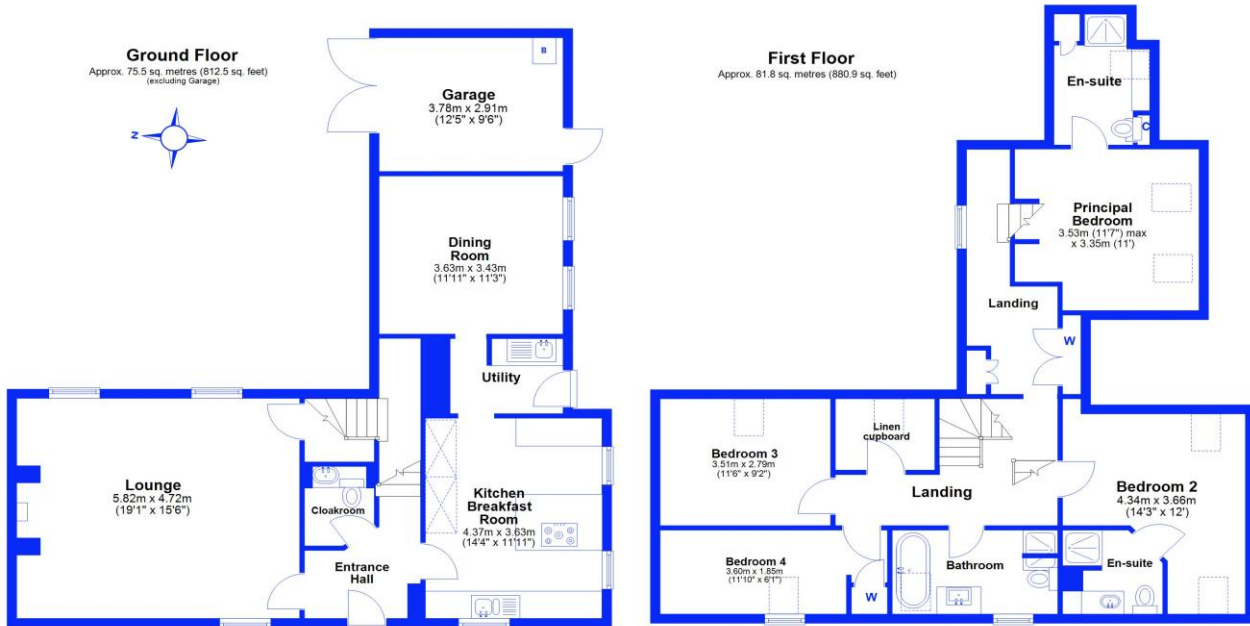


**DIRECTIONS:** From Newport take the A518 towards Stafford and take the first left turn into Walkley Bank. Proceed along the lane and The Hayloft can be found on the left hand side. Alternatively take the A519 towards Eccleshall and turn right in Forton, before The Swan public house. Follow the lane through the village and the property can be found on the right hand side. Sat Nav TF10 8BX

**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.

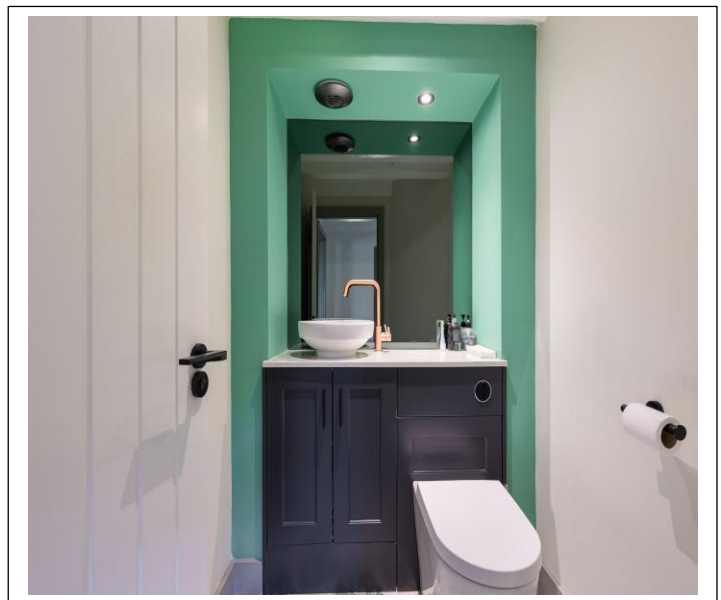
**AGENTS NOTE:** We confirm there is a shared cost, between three other properties for the emptying of the septic tank. There is also a shared responsibility for the gravel drive at the front of the properties.



Total area: approx. 157.3 sq. metres (1693.4 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation 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, fixture and fittings are approximate and for use as a 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 PlanUp.

**The Hayloft, Meretown Lane, Newport**



## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

Tel: 01952 820 239

Email: [newport@barbers-online.co.uk](mailto:newport@barbers-online.co.uk)



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 purposes 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.