



Lynton, Pave Lane, Chetwynd, Newport, Shropshire, TF10 9LQ



# Lynton, Pave Lane, Chetwynd, Newport, Shropshire, TF10 9LQ

A substantial single story home providing flexible and adaptable accommodation with a fine level of appointment and rooms of generous proportions throughout and a large plot of approximately 0.25 acres

Newport 1.6 miles, Telford 9.1 miles, Wolverhampton 16.7 miles, Stafford 14 miles, M54 (J3) 7.3 miles

## LOCATION

Lynton stands in a beautiful, semi rural position with open views over farmland and lies in the small hamlet of Chetwynd Aston which is renowned throughout the area for its superb restaurant, The Fox.

The extensive facilities of the market town of Newport are within a few minutes drive whilst the further, more extensive amenities provided by Stafford and Wolverhampton city centre are all within convenient travelling distance. Communications are excellent with the A41 and A5 corridors facilitating access to many commercial centres whilst the M54 at Tong (J3) provide fast communications to Shrewsbury, Birmingham and the entire industrial West Midlands.

Furthermore the area is well served by schooling in both sectors.

## DESCRIPTION

Lynton is a stylish and substantial bungalow which could prove of equal attraction to those wanting single storey living or, alternatively, for comfortable family accommodation. The layout of the property is particularly flexible in use with the potential for the use of several rooms as either bedrooms or reception rooms according to the buyers needs and preferences.

The property has been substantially extended by the current owners and is well appointed throughout with a stylish kitchen and bathroom suites, double glazed windows and gas fired central heating. There is a sound system which originates in the sitting room with ceiling speakers in the kitchen and dining hall and an abundance of power sockets throughout.

## ACCOMMODATION

An enclosed, double glazed PORCH leads to the DINING HALL which has a cloaks cupboard at the entrance. The room opens out with a double glazed window at the rear lending it a light and airy appearance and providing charming through aspect views across the garden, ceiling cornice, ceiling mounted speaker. The dining hall is a beautifully positioned and beautifully proportioned room and has panelled double doors opening into the LOUNGE with a light corner aspect with windows and patio doors overlooking the rear terrace and garden, ornate ceiling coving, ceiling mounted speaker, ceiling rose and an elegant black marble fireplace with living flame coal effect gas fire. There is a STUDY with a side window, integrated ceiling lighting and a wide bank of storage cupboards, a GUESTS CLOAKROOM And a KITCHEN/BREAKFAST ROOM with a full range of wall and base mounted units with coordinating peninsular units with a five ring AEG electric hob, integrated Stoves double electric oven, plumbing for a dishwasher, a window and a breakfast area providing a relaxed informal dining area and a ceiling mounted speaker. There is an adjoining LAUNDRY with panelled, white faced units, tiled floor, plumbing for a washing machine and a

door and window to the garden.

The reception areas are completed by a cosy SITTING ROOM with a walk in bay window to the front, spacious walk in full height storage cupboard and decorative fireplace although this room could also be used as a fifth bedroom should purchasers prefer.

The PRINCIPAL BEDROOM SUITE is to the rear of the house with a double bedroom with a bank of built in wardrobes, rear window and patio doors to the terrace together with a well appointed en-suite bathroom with a panelled Jacuzzi bath, basin, wc and bidet, tiled floor, part tiled walls, integrated ceiling lighting and a dental cornice. The SECOND BEDROOM has light, through aspect, fitted wardrobe with sliding mirrored doors and integrated ceiling lighting, the THIRD BEDROOM has a walk in bay window to the front, built in wardrobe with fitted shelving and integrated ceiling lighting and there's a FOURTH BEDROOM with a side window, built in wardrobe and integrated ceiling lighting. The BATHROOM has a well appointed suite with a panelled Jacuzzi bath with shower over, curved shower screen, wc and pedestal basin, tiled floor and walls, under floor heating, integrated ceiling lighting, side window and a chrome ladder towel radiator.

## OUTSIDE

Lynton stands in a superb plot of a 0.25 acres with open views to the front and rear across adjoining fields and farmland. The house stands behind an impressive frontage with a driveway laid in brick paving providing ample off street parking and there's a DOUBLE GARAGE with twin elevating doors, one of which is remote controlled.

There is side access to the FINE REAR GARDEN with a terrace laid in brick pavements flanked by the principal bedroom and lounge providing a private and secluded al fresco dining area with the large shaped lawn beyond which boasts well stocked borders and beds. There's a raised timber decked terrace to the rear providing further seating areas and the overall feeling of the garden is one of calm peace and tranquillity.

SERVICES We are informed by the Vendors that all mains water, electricity and drains are connected and there is LPG central heating

COUNCIL TAX BAND F - Shropshire Council.

VIEWING Please contact the Tettenhall office.

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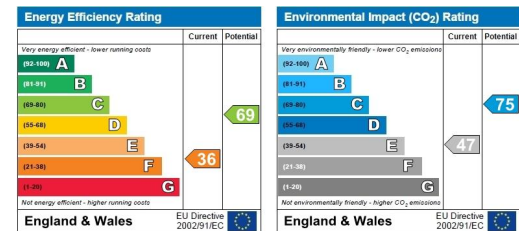
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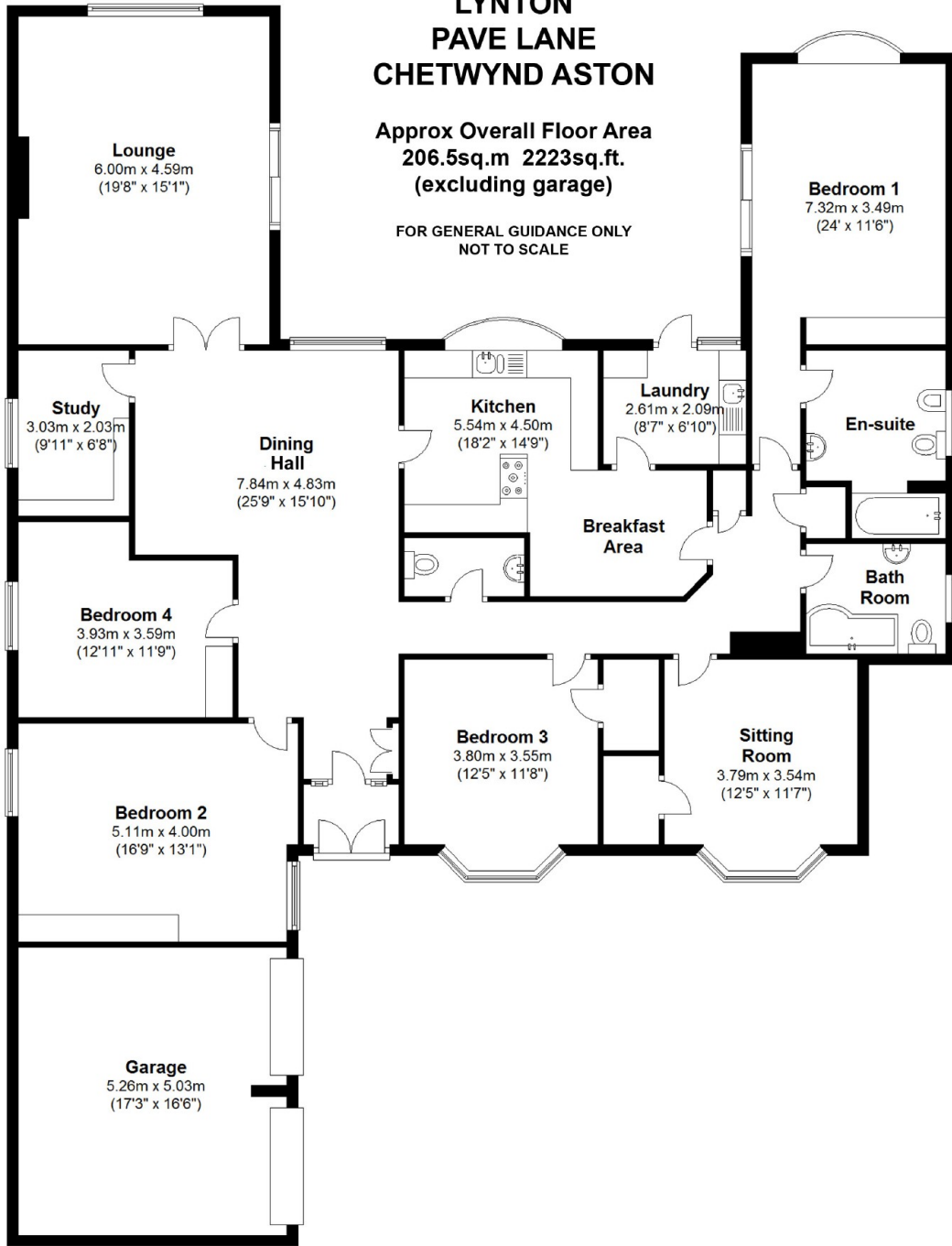


**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

**LYNTON  
PAVE LANE  
CHETWYND ASTON**

**Approx Overall Floor Area  
206.5sq.m 2223sq.ft.  
(excluding garage)**

**FOR GENERAL GUIDANCE ONLY  
NOT TO SCALE**



**Ground Floor**





