



5 Pool House Barns, Weston-Jones, Newport

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Freehold – Offers in the Region of
£625,000



Features

- Exceptional Detached Barn
- High Quality Fittings Throughout
- John Lewis Kitchen, Porcelanosa Bathrooms and En-Suite
- Attractive Décor Throughout
- Lovely Gardens Front and Rear

Useful Garage Store

3 Bedrooms, Impressive Master Suite

Bathroom and En-suite

Council Tax Band F

EPC Rating D



BRIEF DESCRIPTION

A superb Detached Barn Conversion offering surprisingly spacious accommodation in an idyllic countryside location. The property is in exceptional decorative order and is fitted with high quality John Lewis Kitchen and Porcelanosa Bathroom and En-suite. The light and airy barn offers accommodation of open plan Entrance Hall, W.C., Cloaks, Superb Kitchen Dining Room, Utility, Exceptional Lounge with Feature Fireplace. First floor with stunning Gallery Landing, Main Bedroom with Dressing Area and Beautiful En-Suite, 2 Further Attractive Bedrooms and Bathroom.

The whole property is enhanced by character exposed Timbers to walls and high ceilings. Externally the property which is situated away from the main courtyard has soothing views over open countryside which can be enjoyed from the lovely landscaped gardens. The property further benefits from a Large Single Garage with eaves storage and has a generous parking area.

LOCATION

The property is located just over the Shropshire/Staffordshire boarder, in the rural hamlet of Weston Jones. Newport is approximately 5 miles distance with its High Street stores, smaller specialised shops and indoor market. The property is conveniently located for access to the A519 commuter link to Stoke-on-Trent and the M6 North with the A41 and M54 leading to Midland conurbations and onwards to the South. Stafford mainline station approximately 15 miles away has regular services to London Euston and Manchester.



Barbers

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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

SERVICE CHARGE: The service charge is currently £25.00 per month. The communal grounds are set up as a limited company with each of the six properties on the development owning a share.

DIRECTIONS: From our office head north on High Street, at the mini roundabout take the 2nd exit onto Stafford Street, go through one roundabout. At the roundabout, take the 1st exit onto Newport Bypass/A41. At the next roundabout, take the 3rd exit onto A519 and continue for 2.6 miles. Turn left onto Weston Jones Lane and the barns will be located on the will be on the right. Sweep round to the left and the property will be identified by our For Sale Board.

SERVICES: We are advised that the property has LPG central heating, shared septic tank drainage, mains water and electricity 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.

LOCAL AUTHORITY: Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ. Tel: 01785 619000

EPC RATING: D-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: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

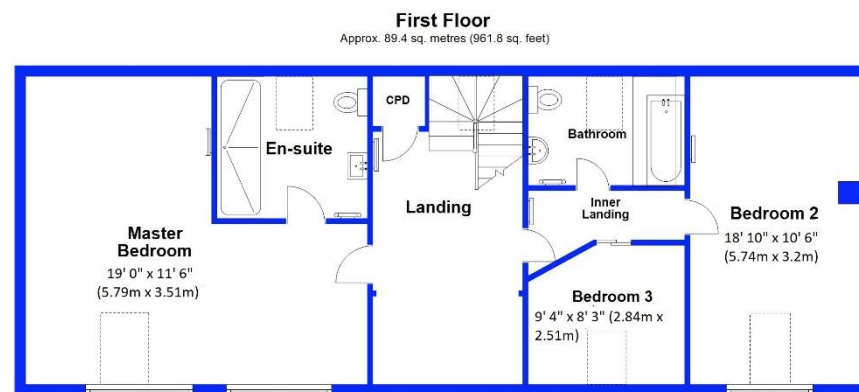
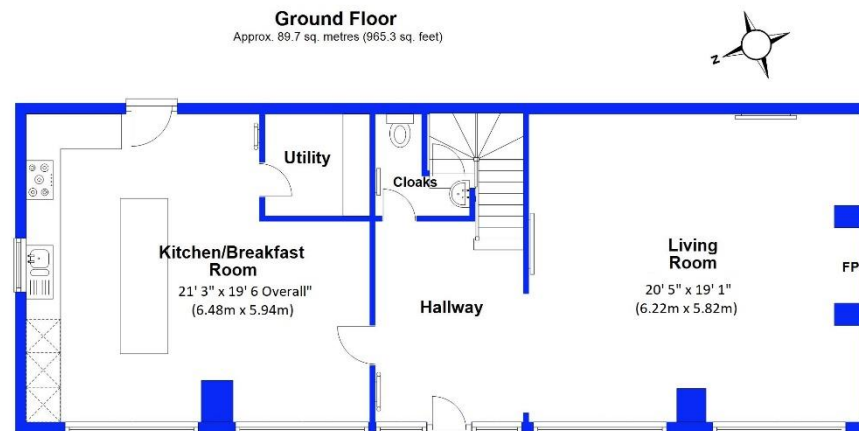
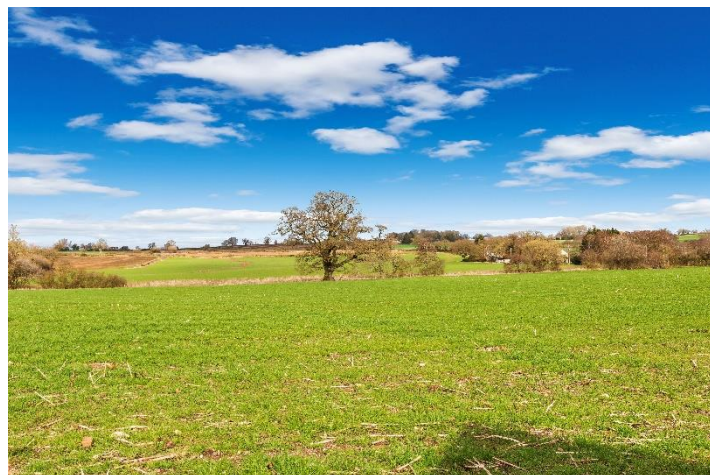
TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.



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Total area: approx. 179.0 sq. metres (1927.0 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.

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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.



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