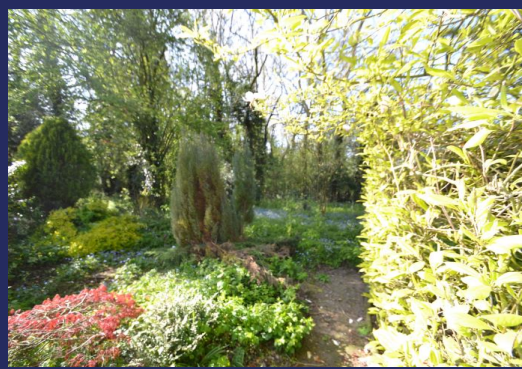




Helping *you* move



26 Cherrington, Cherrington, TF10 8PQ

Rarely does an opportunity arise to buy such a charming Duke of Sutherland Cottage. Extended some time ago, it offers potential for enhancement. Situated on an idyllic plot with extensive Gardens and a Paddock. Inside, an Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, and Rear Porch. Upstairs, Three Bedrooms and a Bathroom. External features include large wrap-around Gardens, Woodland Garden Area, Paddock Orchard with open fields to the rear and a Country Lane to the front.

Offers in the Region of
£425,000

26 Cherrington, Cherrington, TF10 8PQ

Overview

- Charming Duke of Sutherland Cottage
- Three Bedrooms
- Inner Lobby
- Kitchen, Rear Porch
- Main Sitting Room
- Dining Room
- Further Sitting Room
- Bathroom
- Driveway Parking
- Large Wraparound Gardens
- Orchard Paddock and Woodland
- Council Tax Band D
- EPC Rating – E



BRIEF DESCRIPTION

Rarely does the opportunity arise to buy a home like this charming Duke of Sutherland Cottage. It was extended quite some time ago and still offers the potential for enhancement for future generations. The property sits on an idyllic plot with extensive Gardens and a Paddock. The accommodation comprises: Entrance Hall, Lounge, Sitting Room, Dining Room, Kitchen, and Rear Porch on the ground floor. Upstairs, there are Three Bedrooms and a Bathroom.

Externally, the property features large Gardens that wrap around the house, a Woodland Garden area, and a Paddock Orchard. To the rear, there are Open Fields and to the front, there is a Country Lane.

LOCATION

The property is just 5.5 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and is within the catchment area of Newport's highly regarded Primary, High and Grammar Schools.

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

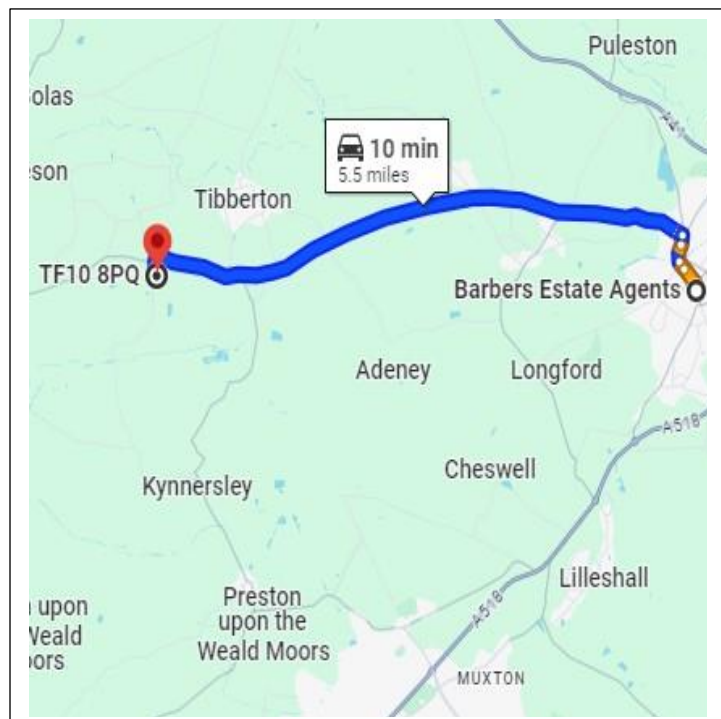
01952 820 239



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

SERVICES: We are advised that the property has mains electricity and gas. Drainage is via a septic tank and water is via private bore hole. 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/>

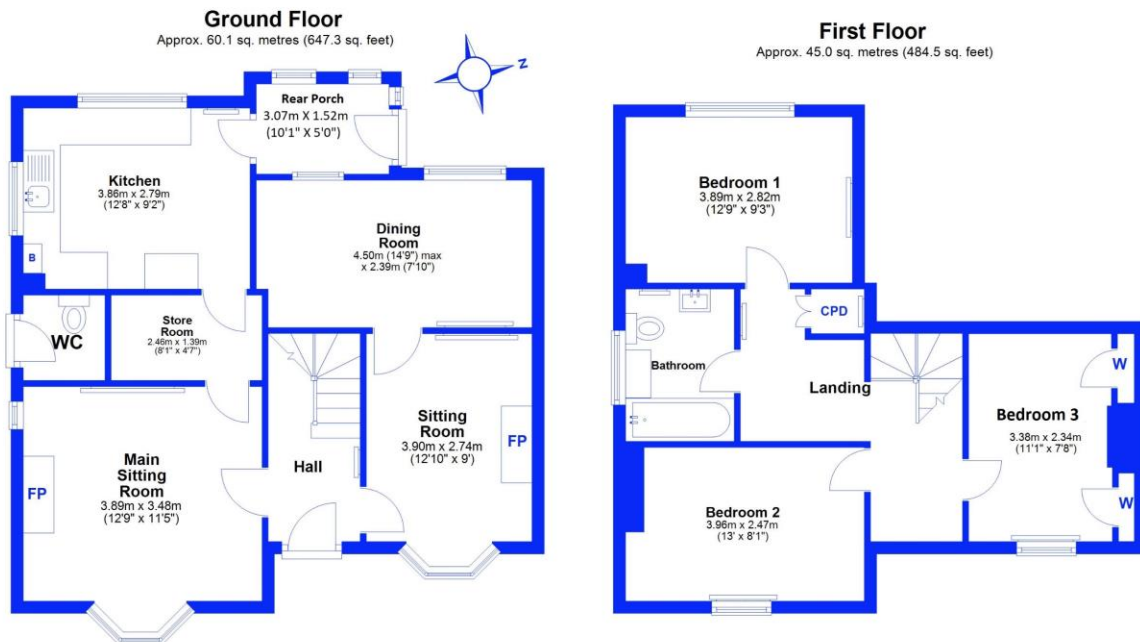
LOCAL AUTHORITY: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000



DIRECTIONS: From our office head north on High Street, go straight across at the mini roundabout and continue onto Lower Bar, continue onto Chetwynd End then slight left onto Chetwynd Road/B5062. At the roundabout, take the 1st exit onto Edgmond Rd/B5062 and continue to follow B5062 for 4.9 miles, then turn right and the property will be located on the left hand side.

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.

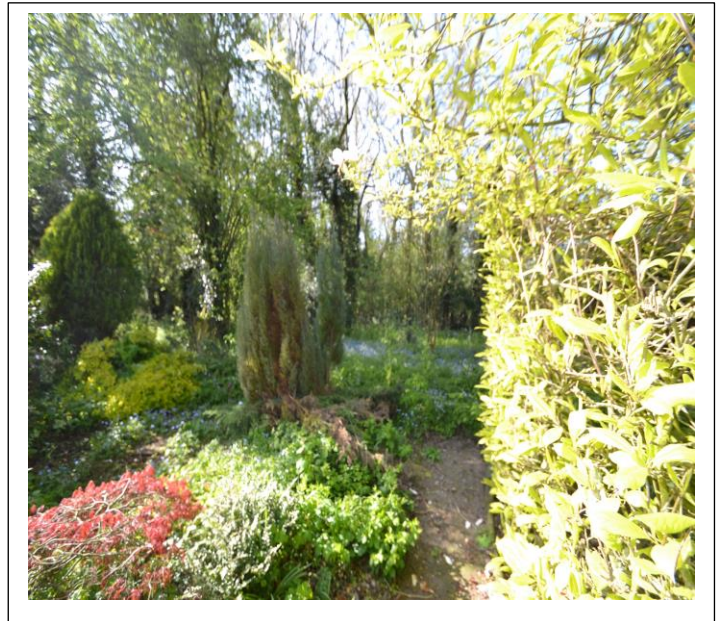
AML REGULATIONS: To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an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



Total area: approx. 105.2 sq. metres (1131.9 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.

26 Cherrington, 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

Barbers

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.