



Helping *you* move



**1 Mount Pleasant, Newport Road, Woodseaves, ST20 0NP**

Discover a tranquil village Cottage with a Detached Barn offering a Garage, Gym, and Entertainment Space. Enjoy a spacious Kitchen Breakfast Room, versatile Dining/Office Space, and an inviting Lounge. Upstairs, find Three Bedrooms and a large Bathroom. Outside there is a lovely Courtyard, Gardens and ample Parking.

Offers in the Region of  
**£400,000**



# 1 Mount Pleasant, Newport Road, Woodseaves, ST20 0NP

## Overview

- Charming Semi-Detached Cottage
- Three Bedrooms
- Utility Hall,
- Dining Room/Study
- Kitchen Breakfast Room
- Lounge
- Bathroom
- Detached Coach House/Garage
- Games Room
- Gym Storage Room
- Council Tax Band C
- EPC Rating – E



## BRIEF DESCRIPTION

Discover this charming Semi-Detached Cottage, discreetly nestled within a quaint village setting. This beautifully presented home offers remarkably spacious accommodation, complemented by a detached Barn featuring a Garage, Gym, and a first-floor Games and Entertainment Area. Step inside the main house through the welcoming Utility Hall, leading to a stunning Kitchen Breakfast Room, perfect for relaxed mornings. Adjacent, a generously sized Dining Room - currently utilised as an Office which provides versatile space for work or gatherings. The inviting Lounge exudes warmth and character, ideal for unwinding after a long day. Upstairs, find Three generous Bedrooms that offer comfort and tranquillity, along with a spacious Bathroom designed for relaxation.

## LOCATION

Woodseaves is a popular village location approximately fifteen minutes drive to Newport and a five minute drive to Eccleshall both of which offer wide range of shops, bars and restaurants. Woodseaves itself also benefits from having a local pub, post office, village hall and primary school.

There is also the M6 motorway for those who need to commute which is approximately half an hours drive away.



Your **Local** Property Experts  
01952 820 239

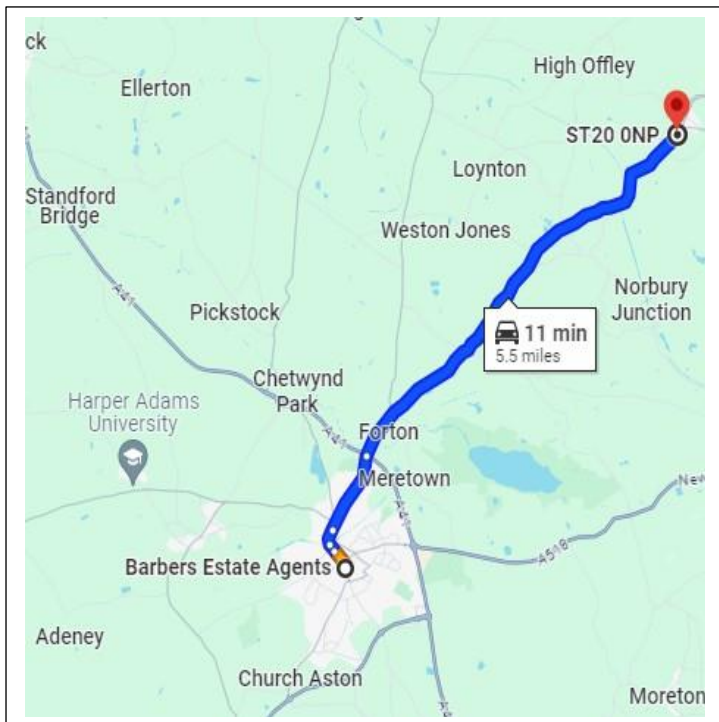
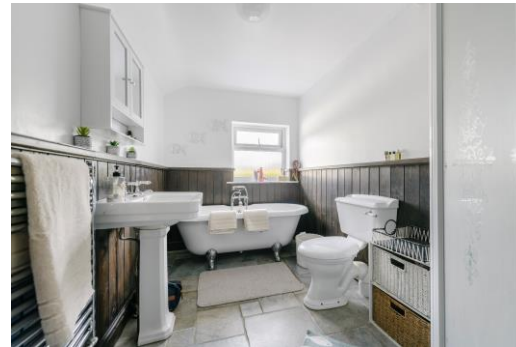


**USEFUL INFORMATION: TO VIEW THIS**

**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 electricity, mains water, drainage and oil fired central heating. 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:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ

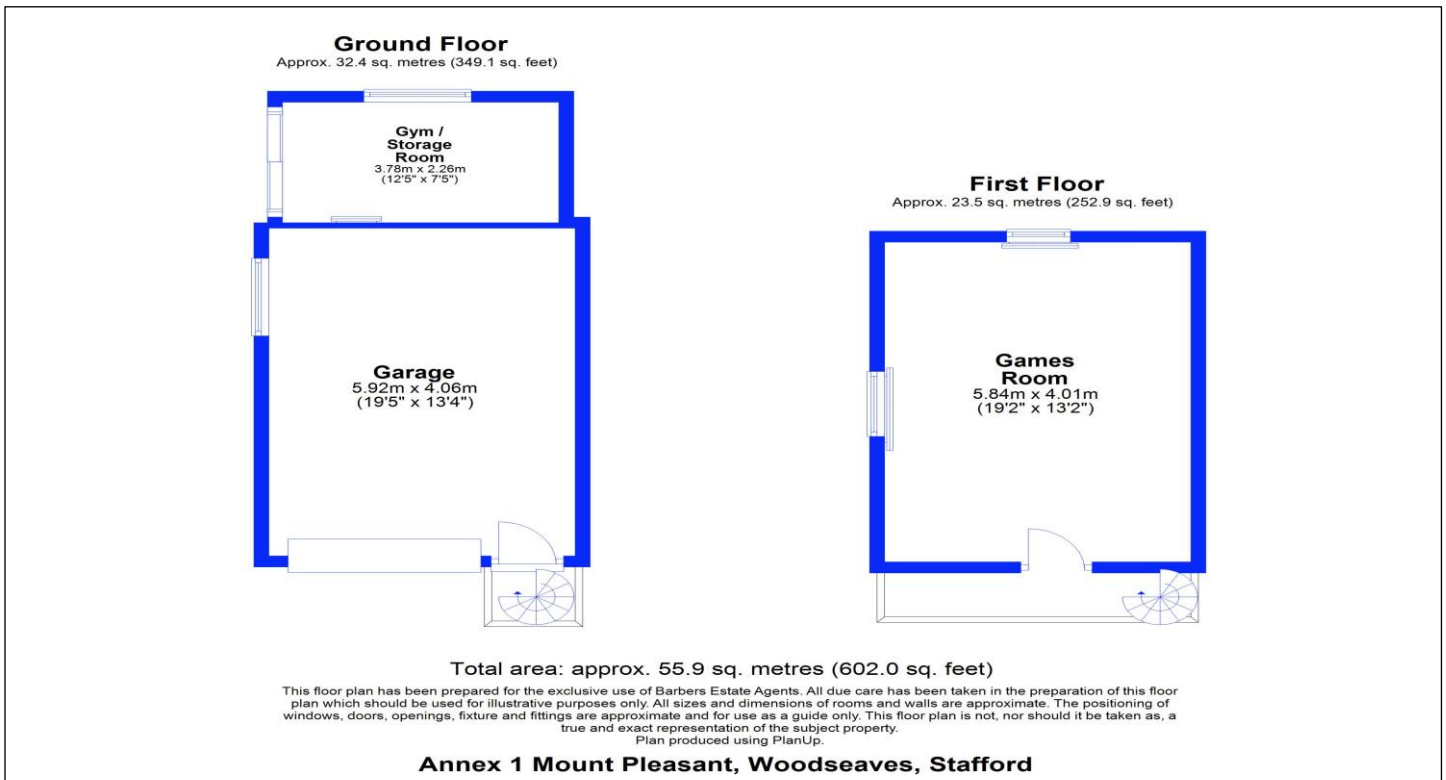
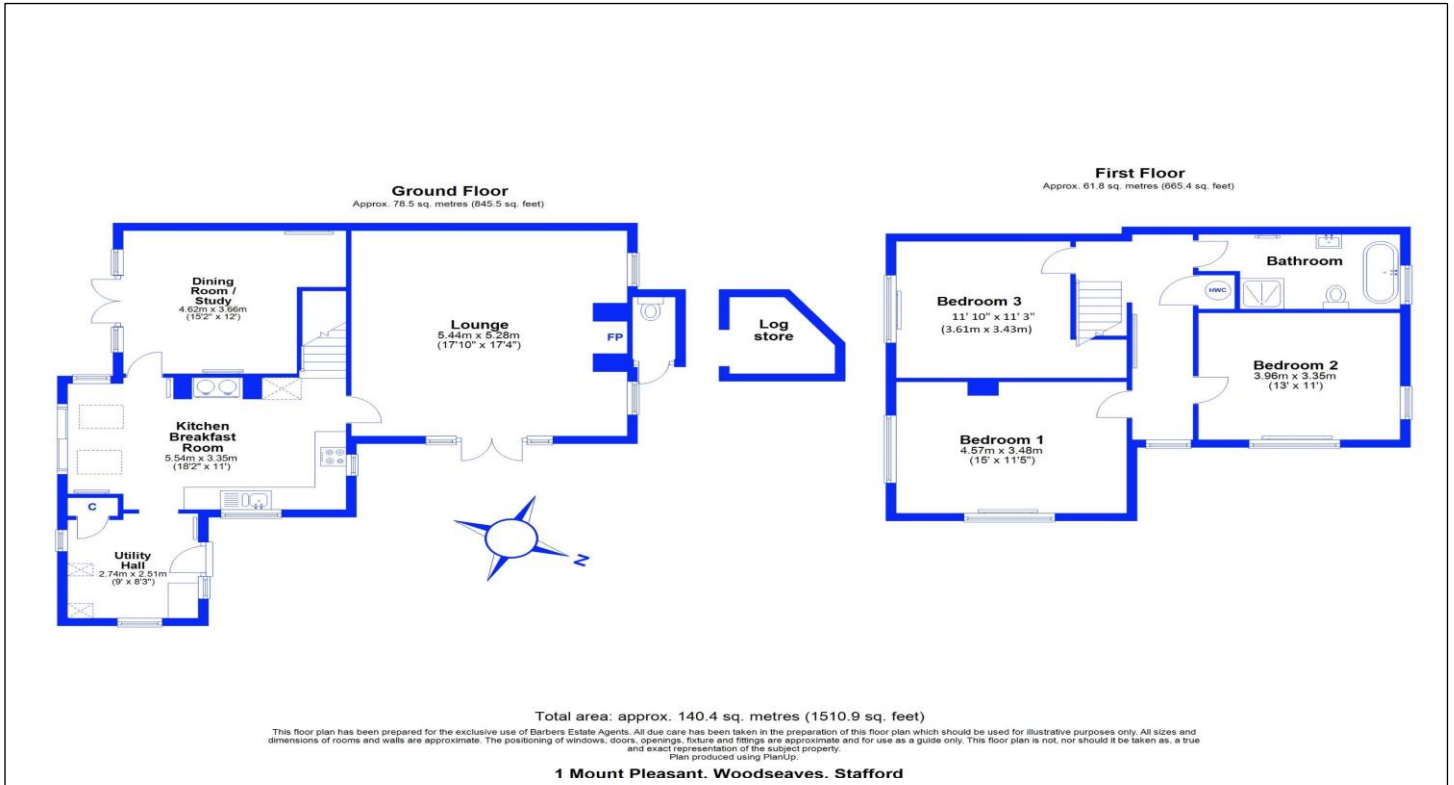


**DIRECTIONS:** From our office head north on High Street, continue onto Lower Bar, continue onto Chetwynd End and then slight right onto Forton Road/B5062. At the roundabout, take the 2nd exit onto A519 signposted Eccleshall and continue along this road until you reach the village of Woodseaves. The property will be located on the right hand side, down a lane just passed The Cock Inn as identified by our For Sale Board.

**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.





## 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.