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#### 4 Swan Farm Cottage, Forton, TF10 8BZ

A very pretty Semi-Detached Period Cottage, situated within the picturesque hamlet of Forton and conveniently located adjacent to the A519. The property occupies large plot, offering excellent potential for extension (subject to the necessary planning consents). Externally, the property benefits from Ample Parking and a Generous Garden.

Offers in the Region of  
**£260,000**

# 4 Swan Farm Cottage, Forton, TF10 8BZ

## Overview

- A Pretty Semi-Detached Period Cottage
- Located in the Picturesque Hamlet of Forton
- Set in a Larger Than Average Plot
- Offering Excellent Potential for Extension (Subject to Planning Consent)
- Kitchen, Ground Floor Bathroom
- Walk-in Larder
- Cosy Lounge with Log Burning Stove
- Two Main Bedrooms with Third Bedroom converted to W.C
- Generous Garden and Ample Parking
- PVC Double Glazed Windows Throughout
- EPC Rating E, Council Tax Band C



## BRIEF DESCRIPTION

An exceptionally pretty Semi-Detached Period Cottage, situated within the picturesque hamlet of Forton, conveniently located adjacent to the A519. The property occupies a larger-than-average plot, offering excellent potential for extension (subject to the necessary planning consents).

The current accommodation includes a shared Entrance Porch, a cosy Lounge, Kitchen, Ground Floor Bathroom, Walk-in Larder, and a rear Lean-to Porch. On the first floor, there are Two Main Bedrooms - one enjoying beautiful countryside views and a Third Bedroom, which has been adapted to provide a WC and wash hand basin.

## LOCATION

The hamlet of Forton is located just 1.6 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and Newport's highly regarded Primary, High and Grammar Schools. Within walking distance of Swan Farm Cottage is the very popular Joules pub - The Swan Hotel Taphouse and Dining which is dog friendly. Forton also has a village church and an abundance of countryside walks. 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 electricity, drainage, water and oil fired central heating 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

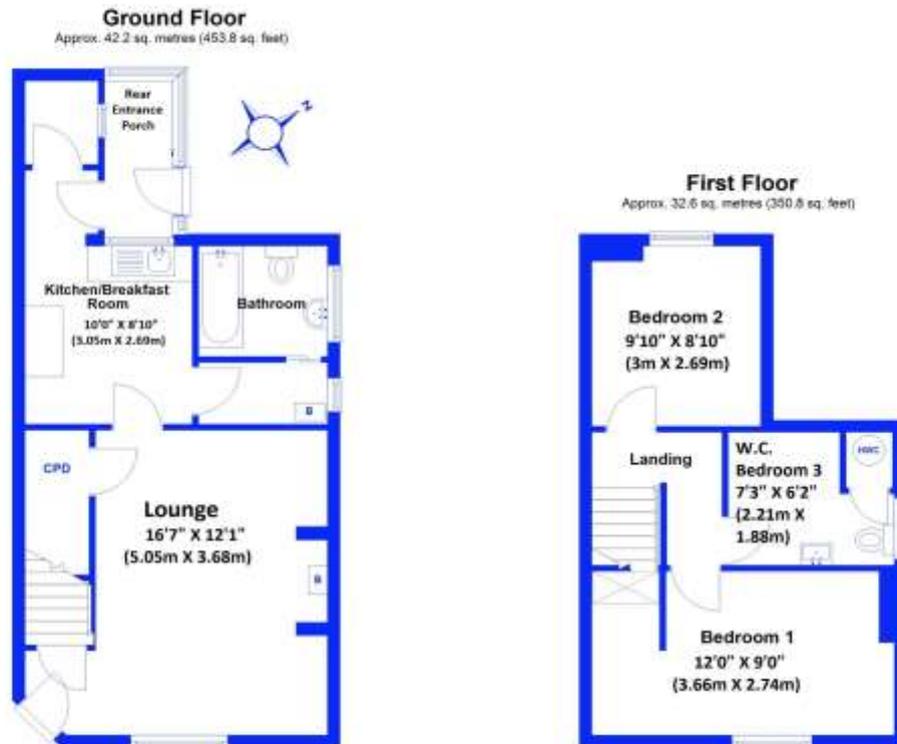
**LOCAL AUTHORITY:** Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



**DIRECTIONS:** From our Newport, take the A519 in the direction of Eccelshall, upon reaching Forton the property will be located on the left hand side, before you reach the Swan Hotel, 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.



Total area: approx. 74.7 sq. metres (804.5 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, fixtures 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.

**4 Swan Farm Cottages, Forton, 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)



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