



Outlands Cottage | Offley Brook | ST21 6HA

Offers in the Region of

**£815,000**





### BRIEF DESCRIPTION

This is very special property set in a beautiful, rural location - yet less than 4 miles from the pretty market town of Eccleshall. It's presented to a really high standard whilst retaining many original features, with gardens and grounds extending to approximately two acres.

The Cottage itself has been modernised

in such a way as to preserve many original features whilst adapting the property to a modern lifestyle - especially with the open plan downstairs layout that links the Dining Room through to the Kitchen and out to the Sun Room. It also has an exceptional Home Office - fully fitted with desk space and cupboards and views out over the gardens.

To the ground floor, the accommodation comprises of: Entrance Hall, downstairs WC., Sitting Room with feature fireplace, open plan Dining/Kitchen/Sun Room, Drawing Room with fire place, and exceptional Home Office. Stairs from the Sitting Room rise up to the first floor where you'll find the Master Bedroom with En Suite and private Balcony overlooking

the Gardens, four further Bedrooms, one of them En Suite and the Family Bathroom.



Externally, the property is set behind electric gates, with lawned gardens to both sides of the driveway and round to the rear of the property, a triple timber-framed Car Port and then a gate leads through to the two paddocks and stable block - with the overall plot running to approximately two acres.

This wonderful family home will make a great Equestrian property or small holding - and is the perfect mix of traditional features and modern living spaces. **To view, please call our Newport Team on 01952 820239.**

#### LOCATION

Set in a gorgeous, rural location accessed along a private lane, close to the village of Offley Brook, the Cottage is just over 4 miles from the market town of Eccleshall and 8.4 miles from our office in Newport. Close to the River Sow and Mill Pond it's a great area for walking and hacking yet still convenient for the M6 junctions and main line railway station at Stafford

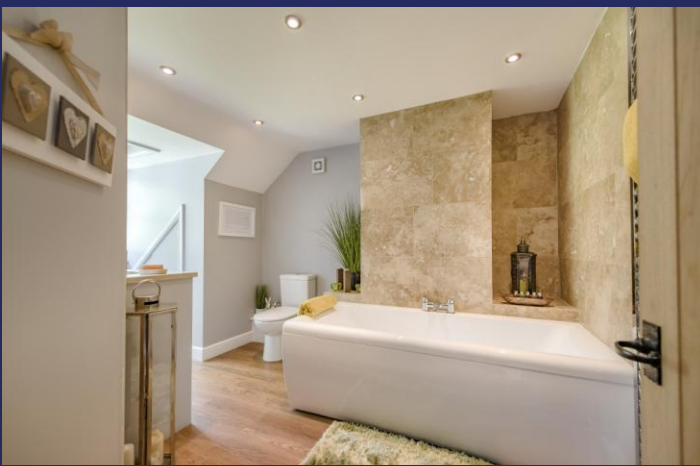




## DIRECTIONS

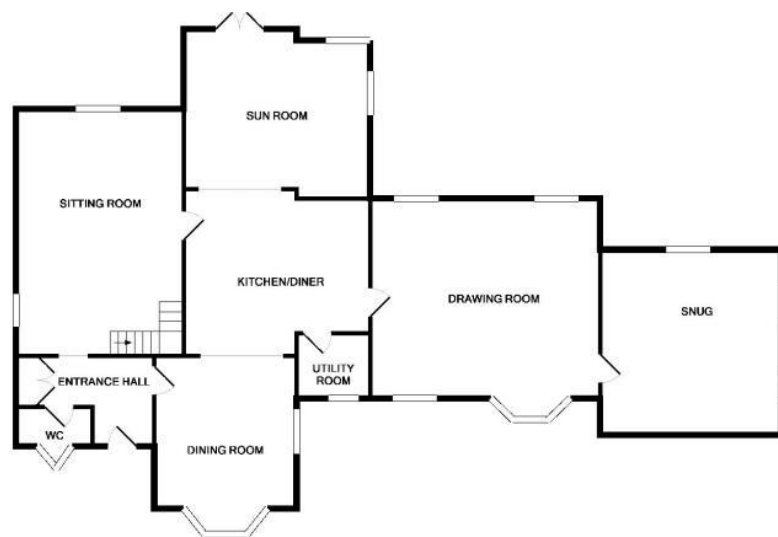
If you follow the post code ST21 6HB it will take you closest to the property.

From Newport take the A518 Eccleshall Road and then the first left Shay Lane signposted to Shebdon. Follow this road through Shebdon and Adbaston and after 7.2 miles at the cross roads go straight ahead. Continue up the hill and then the road narrows as it comes down the hill - then take the first right (steep) turn and Outlands Cottage is just down the private lane on the right passed the white cottage on the right.

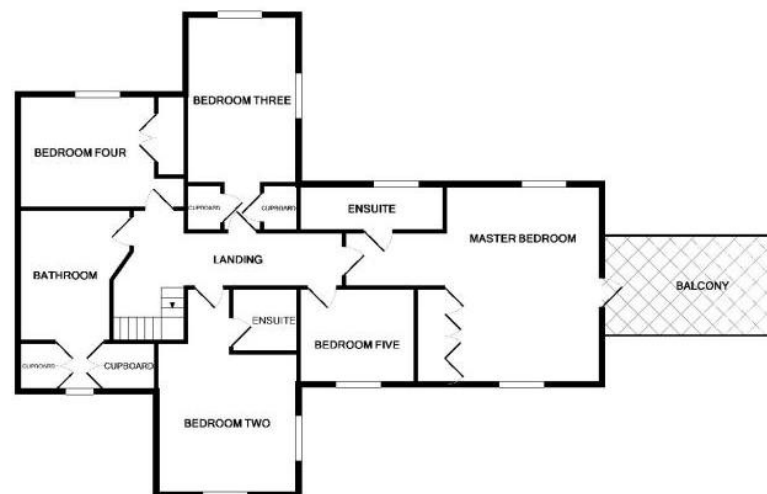


Helping *you* move





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save the given.  
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**SERVICES:** We are advised that LPG Gas and mains electricity, water and drainage 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.

**EPC RATING:** D – 55

**TENURE:** We are advised that the property is Freehold

**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.

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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