Dog Leg Barn Stockton, Newport, Shropshire, TF10 9BA

BERRIMAN
EATON

Dog Leg Barn Stockton, Newport, Shropshire, TF10 9BA

A superb, contemporary barn conversion providing extensive and flexible living accommodation in a delightful rural, yet convenient, setting with large grounds of just under three quarters of an acre in total.

LOCATION
Dog Leg Barn stands in a delightful Shropshire setting with views over open fields and farmland and yet is easily accessible. The property lies approximately 3 miles to the South West of Newport, an historic town with a comprehensive range of facilities including supermarkets, restaurants and coffee shops. There is easy access to the further amenities provided by Telford, Shrewsbury, Stafford and Wolverhampton. Communications are excellent with the A41 corridor facilitating fast access to Wolverhampton and Newport, the M54 being easily accessible at junction 3 (Tong) facilitating fast access to the entire motorway infrastructure, rail services run from both Newport and Albrighton Stations and Stafford Train Station provides direct services to London Euston in just over an hour. Furthermore, the area is well served by a host of excellent schooling in both sectors.

DESCRIPTION
Dog Leg Barn was converted in 2011/12 from original period agricultural outbuildings to create a particularly large residence with much flexibility of use. The property has been finished to a superb, contemporary fashion with the focal point of the property being the outstanding living / dining / kitchen. There are four bedrooms and two bathrooms to the first floor together with a fifth bedroom with a shower room en-suite to the ground floor which, together with the adjoining sitting room and family room, could form the basis for a self contained ground floor annex.

ACCOMMODATION
The front door opens into a large RECEPTION HALL which is a living room in its own right with a vaulted ceiling and glazed galleried landing above. There is a COATS ROOM with a door to a CLOAKROOM with white suite. Double doors open into the LOUNGE which is a well proportioned living room with a large STORE / BOILER ROOM off with external doors. The outstanding focal point of Dog Leg Barn is the magnificent LIVING KITCHEN which is approximately 62 feet in length with a vaulted ceiling with exposed trusses and timbering and ample space for seating, leisure and dining areas with windows and doors to either side opening onto the courtyard and gardens. The kitchen area has a full range of contemporary cabinetry with granite work surfaces, space for a range style cooker, an integrated fridge freezer and an integrated dishwasher. There is a walk in larder and an adjoining BOOT ROOM / LAUNDRY with CLOAKROOM off. A door from the reception hall opens in ancillary accommodation which could provide the basis for a self contained annex. There are TWO LIVING ROOMS, both of which have a light, through aspect together with a BEDROOM with an EN-SUITE SHOWER ROOM.

An oak staircase with glazed balustrading rises from the reception hall to the galleried landing above with exposed wall and ceiling timbering. The PRINCIPAL SUITE has a double bedroom with views over the garden, exposed timbering, a walk in wardrobe with hanging rails and a well appointed BATHROOM with a full contemporary suite including a shower with rainfall head and separate hose and a double ended bath. There is an inner landing which leads to THREE FURTHER GOOD SIZE BEDROOMS, all with exposed timbering and a well appointed BATHROOM with a full contemporary suite including a shower and a double ended bath.

OUTSIDE
To the front is a part walled courtyard which is gravelled and which provides extensive parking for multiple vehicles, the garden is mostly laid to lawn and there is a total area of approximately 0.72 acres.

Services to Dog Leg Barn: We are informed by the Vendors that mains water and electricity are connected, drainage is to a septic tank and the heating is LPG

COUNCIL TAX BAND tbc – Telford and Wrekin
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard broadband is available, the vendor has Starlink broadband installed which works for the office and the house.
Mobile – Ofcom checker shows the four main providers have limited coverage indoors with all four having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£895,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

DOG LEG BARN
STOCKTON, NEWPORT

HOUSE:	438.4sq.m.	4718sq.ft.
OUTBUILDING:	17.3sq.m.	186sq.ft.
TOTAL:	**455.7sq.m.**	**4904sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

Ground Floor

First Floor

BISTO