

FOR SALE



The Stables Chetwynd Park, Chetwynd, Newport, TF10 8AE



Total area: approx. 153.8 sq. metres (1655.6 sq. feet)

The floorplans provided are for illustrative purposes only. All dimensions, layouts, and designs are approximate and may vary from the final product. The information contained herein is subject to change without notice, and the developer or seller makes no warranties or representations regarding the accuracy or completeness of the floorplan. Buyers are advised to verify all details, including measurements, directly with the developer or construction team prior to purchase. Images are for visualization purposes only and may not reflect the actual finished product or features. Plan produced using PlanUp.



FOR SALE

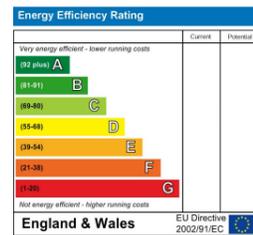
Offers in the region of £625,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



This character building is a unique conversion of a Grade II listed late 18th century stable block, located in Chetwynd Park near Newport. The conversion has been designed to preserve its original charm whilst offers spacious and comfortable living. There is the convenience of private parking for up to 4 cars, single garage with power, a large garden extending up to 1/4 acre and convenient access to the back of the property.



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3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- NO ONWARD CHAIN
- Spacious lounge and separate sitting room
- Attractive rear garden with south-westerly aspect
- Desirable semi-rural location
- Parking for up to four vehicles plus single garage
- Garden approx. 1/4 acre

DESCRIPTION

The ground floor presents a series of well-proportioned rooms with high ceilings, including a spacious lounge perfect for relaxation, and a separate sitting room that offers a quiet space to unwind. There is also a dining room, which is conveniently located next to the fully fitted kitchen. The kitchen provides everything needed for day-to-day living, with ample storage and workspace. A cloakroom/WC is also located on the ground floor, adding to the property's practicality.

On the first floor, the property features four generously sized bedrooms, each providing a comfortable and light-filled retreat. The master bedroom includes an en-suite bathroom, offering a private sanctuary, while the remaining three bedrooms are served by a well-appointed family bathroom. Each room has been designed to offer maximum flexibility, whether used as bedrooms, guest spaces, or a home office. The property has also been fitted throughout with new hardwood windows and doors. Externally, The Stables continues to impress with its expansive outdoor space. The property enjoys private parking for up to four vehicles and benefits from a single garage, ensuring plenty of space for both residents and guests.

To the rear of the property, the garden is a true highlight – a south-westerly facing oasis, perfect for relaxing in the sunshine or entertaining guests. The garden features a charming bar area, along with decked spaces for outdoor dining and lounging, creating a fantastic setting for al fresco gatherings. Additional storage sheds provide useful space for gardening tools or outdoor equipment, ensuring the garden remains both beautiful and practical.

With its blend of historic charm, contemporary comforts, and beautiful outdoor space, The Stables presents a rare opportunity to own a home in a prestigious location. The property offers a peaceful setting with easy access to local amenities and transport links, making it an ideal choice for those seeking a balance of country living and convenience.

LOCATION

The Stables provides a perfect feel of country living whilst also being close to amenities with Newport being within close proximity of the property. Newport provides a great range of schools, supermarkets and leisure facilities. Transport links are also provided with regular buses running from the centre of Newport to Telford which is approximately 10 miles away. Telford also has a train station with trains which go to both Shrewsbury and Birmingham. Commuting to Chester, Shrewsbury, Wolverhampton or Birmingham would also be accessible as there is easy access to the main road network from Newport.

DIRECTIONS

From Newport High Street proceed north leaving the town and continue along Chester Road. At the junction turn left onto the A41 and then immediately right onto the country lane towards Puleston. Turn right off A41 and within 500m turn into the entrance drive at Chetwynd Park. Follow this drive into the estate, keeping left. Upon reaching the end of the cul-de-sac, turn right and the property can be found directly ahead after a short distance.

GROUND FLOOR

ROOMS

ENTRANCE HALL

The welcoming entrance hall provides access to the heart of the property, oak flooring, as well as the stairs to the first floor.

LOUNGE

The spacious lounge offers dual aspect windows and features a log burning stove as well as oak flooring and a decorative wooden beam running through the ceiling.



SITTING ROOM

The well-sized sitting room provides French doors to the rear of the property, practical tiled flooring, as well as a classic feature fireplace with a modern log burning stove.

KITCHEN

The large fitted kitchen provides ample storage and hardwood worktop space as well as beautiful and detailed walled tiling.

DINING ROOM

The spacious dining room provides views to the rear elevation and a wooden beam running through the ceiling.

W.C.

A white two-piece suite comprising wash-hand basin and W.C.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom with views to the front elevation.

EN-SUITE

A white three-piece suite comprising wash-hand basin, shower and W.C.

BEDROOM TWO

A large double bedroom with views to the side of the property.

BEDROOM THREE

A double bedroom with views to the front elevation.

BEDROOM FOUR

Another double bedroom with views to the front elevation.

BATHROOM

A white three-piece suite comprising wash-hand basin, spa bath facilities and W.C.

EXTERNAL

GARAGE

A single garage perfect for storage and close access to the rear of the property.

BAR

A wooden outside bar with three separate decked seating areas perfect for entertaining.



OUTBUILDINGS

There are two sheds which are perfect for storage space and are currently being utilised as workshops with power points. There is also a metal shed used for storage and perfect for gardening equipment.

GARDEN

The large garden is approximately 1/4 of an acre and provides beautiful views to the surrounding countryside.

LOCAL AUTHORITY

Telford and Wrekin Council.

COUNCIL TAX BAND

Council Tax Band F.

POSSESSION AND TENURE

Freehold with Vacant Possession on Completion.

VIEWINGS

Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.