



Sidlington Cottage, Marsh Road, Edmond

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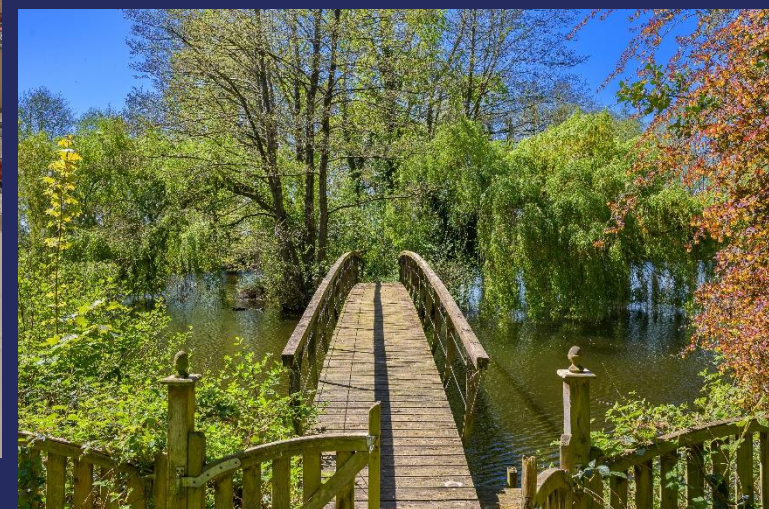
Freehold – Offers in the Region of
£960,000



Features

- An Exceptional, Rural Detached Family Home
- Set with Approximately 2.5 Acres of Grounds
- Outbuildings, Offering Potential for a Variety of Uses (Subject to Planning)
- Four Excellent Bedrooms, Three with En-Suites Facilities
- Generous Well Appointed Kitchen with Separate Utility Room

Large Double Garage and Further Detached Garage Offering Potential for Conversion
Stunning Ornamental Lake with Charming Timber Bridge
Sitting Room, Formal Dining Room, Office
Four Garage Stores, Ideal for Storage or Workshop Use
EPC Rating - D, Council Tax Band G



BRIEF DESCRIPTION

An exceptional opportunity to acquire a beautiful Rural Detached Family Home, full of character, set within approximately 2.5 acres of attractive grounds and complemented by a range of highly versatile Outbuildings. These offer excellent potential for a variety of uses, including commercial, classic car storage or the creation of an annex, subject to the necessary planning permissions.

The main residence is a substantial and well-proportioned home, entered via a Central Reception Hall. The ground floor provides extensive living accommodation, including a spacious Lounge, separate Sitting Room, Office, Formal Dining Room, and a generous, well-appointed Kitchen with adjoining Utility.

To the first floor, there are Four Excellent Bedrooms, Three of which benefit from En-Suite Facilities, while two also enjoy dedicated Dressing Areas. A Family Bathroom serves the remaining accommodation.





Externally, the property continues to impress, featuring a large Double Garage and a purpose-built, cavity wall, block-constructed Detached Garage (82' X 26') offering further potential for conversion if required. In addition, there are Four further substantial Garage Stores, ideal for Storage or Workshop use.

The gardens are a particular feature of the property, predominantly laid to Lawn and interspersed with mature trees and established shrubs. An Ornamental Lake, complete with a charming Timber Bridge leading to a Central Island, provides a truly picturesque setting.



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LOCATION: The village of Edgmond lies approximately 1 mile north west to the town of Newport. Harper Adams University is situated in the village along with a pub, The Lamb Inn. There is a church, a school and a post office. The larger town of Newport has a selection of supermarkets including Waitrose, a selection of high street shops, restaurants and amenities. Newport has many highly regarded schools including Newport Girls High School, Haberdasher's Adams Grammar School and Burton Borough. Further schooling may be found in Shrewsbury and Telford. Newport is well placed for commuting with links to the M54 and M6. Direct travel to London may be found at Stafford Station approximately 14 miles, with trains to Euston taking approximately 1 hour and 17 minutes.

TO VIEW THIS PROPERTY: 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

DIRECTIONS: From Newport High Street continue past the church into Lower Bar and continue over the mini roundabout by the petrol station and then turn left onto the B5062 at the next mini roundabout, heading out towards Edgmond. Continue past The Lamb Public House then turn right onto Marsh Road, continue along Marsh Road, past the caravan park on the left then take the left hand turn, carry along this road and the property will be located at the end of the road.

SERVICES: We are advised that the property has mains electricity, mains water, oil fired central heating and septic tank 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. 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: Telford & Wrekin Council, Southwater One, Southwater Square, Southwater Way, Telford, TF3 4JG. Tel: 01952 380000

EPC RATING – D-68 The full energy performance certificate (EPC) is available for this property upon request.

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.

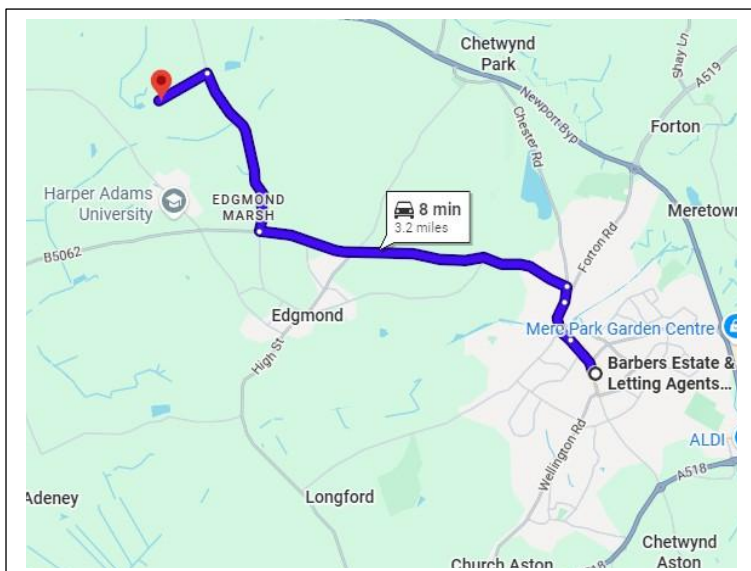
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you 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.

TENURE: We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

METHOD OF SALE: For Sale by Private Treaty.

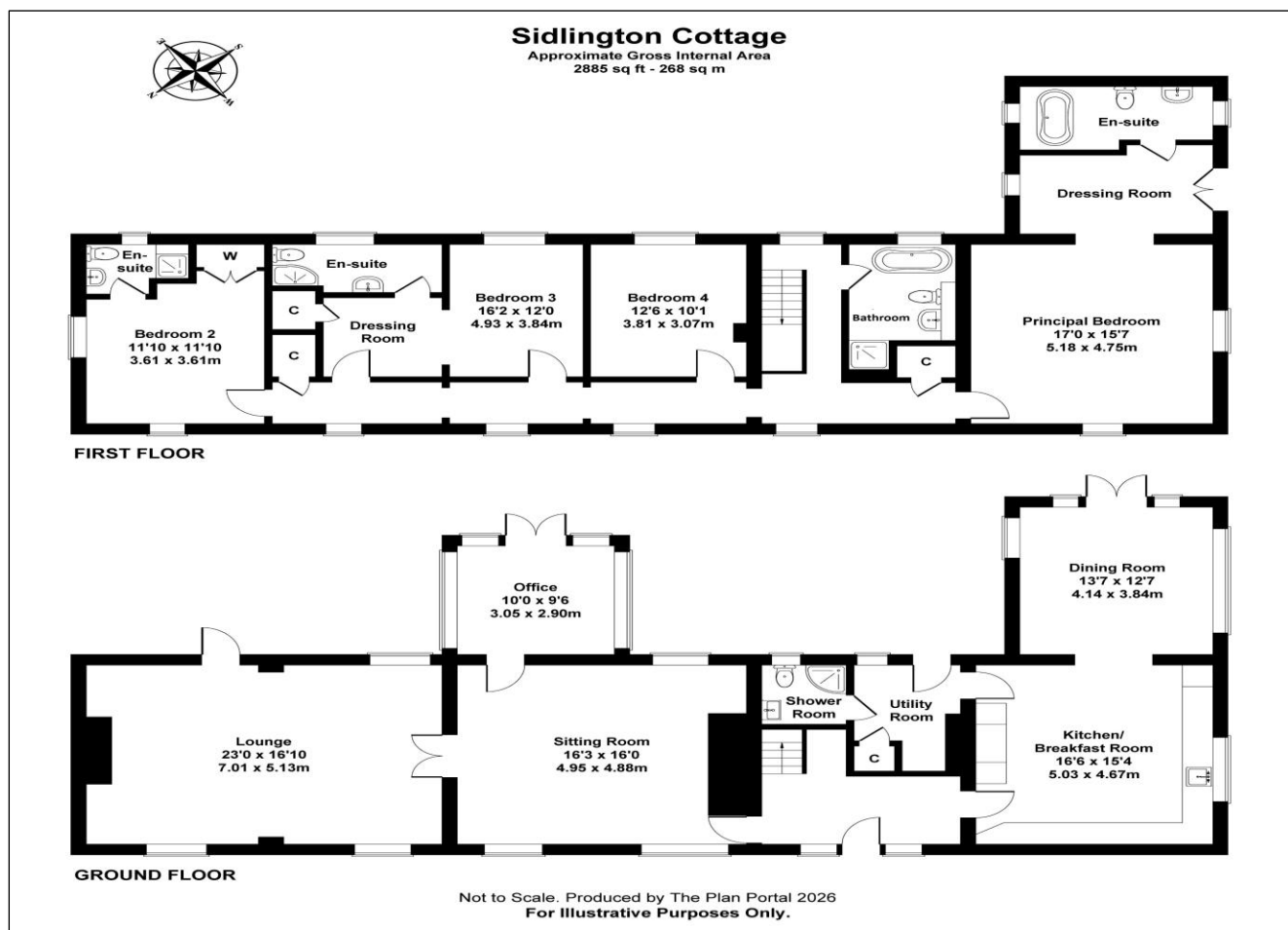
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PLANNING APPLICATION

We understand that a planning application affecting nearby land north of Blackbrook Cottages is currently under consideration by the local authority. The application is presently proceeding via the council's delegated decision process. Further information is available from the local planning authority under reference TWC/2025/0423.



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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