



St Mary's, Longford Road, Newport, TF10 9AA

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Combining grand architecture with comfortable living areas, the conversion of St Mary's has achieved a relaxing three double bedroom home, most privately positioned in this tranquil setting near the market town of Newport.

Newport - 0.8 miles, Telford - 8 miles, Stafford - 16 miles, Wolverhampton - 23 miles, Birmingham - 40 miles.

(All distances are approximate).

I have visited this converted Gothic Church on several occasions and instantly felt at home. Great skill has indeed been used to fill the height and maximise the natural light whilst combining an interior to suit modern day needs. Rather than using the current minimalistic trend, the house has a timeless ambience with a combination of William Morris Arts and Crafts Décor, Farrow & Ball wall colours and retained Gothic influences appearing in most rooms. Although close to the Town, the conversion is nestled in surrounding countryside approached from an unadopted track with remote roadside gates leading into formal gardens and access to the double garage and large gravelled turning area.

HISTORY

Dating back to 1804 St Mary's was built over a five year period for Ralph Leeke, a political agent for the British East India Company. On returning to the UK in 1789, Leeke invested some of the fortune he made in India by buying and rebuilding neighbouring Longford Hall, which is now used as a boarding house for Adams Grammar School. The beautiful Georgian residence, designed by the Italian architect Joseph Bonomi, was built on the site of the original Talbot family home which was destroyed in the Civil war. Leeke needed a church as a place of worship for himself and his employees, so he knocked down the original church which had been on this site and used the old red sandstone for the new one. The transept of the original church still remains nearby and it is a church property owned by the Churches Conservation Trust (Talbot Chapel) which can only be accessed by foot from the lane. The Church remained in use until 1979.

LOCATION

Just south west of Newport's High Street and under a mile, there is easy access to the vibrant town's facilities. Boasting a large selection of boutiques, chain brands, farmers markets, restaurants, supermarkets, banks and a whole host of facilities including a wide variety of sports. The nearest train station is at Donnington, but what makes Newport stand out are the excellent schools, namely the Newport Girls High and Adams Grammar. Also on the door step is the Harper Adams Agricultural University College.

ACCOMMODATION

St Mary's is a Grade II Listed building and has been styled with quality bespoke joinery, kitchen and bathrooms. Briefly comprising: Formal front entrance into a hall, guest WC and shower room off, double doors leading into an open plan dining, reading and sitting room featuring a turning staircase to the first floor and gallery landing, high exposed ceilings, 14ft high window and a raised seating area around a log burner. The breakfast kitchen is handmade with beech work tops, Belfast sink, ceiling downlighters and pantry off. On the

first floor the master bedroom has built-in wardrobes and dressing table with a luxury shower room en-suite. There are two further guest double bedrooms both having built-in wardrobes, a further en-suite shower room and a spacious house bathroom featuring a freestanding bath.

OUTSIDE

Approached from the Longford Lane, through remote gates into an unadopted track that leads to a large gravelled driveway with a detached double garage. The lane also gives pedestrian access to the neighbouring chapel. The landscaped gardens are well maintained and surround the property. Well landscaped, there are seating areas to view the garden, lawned gardens and well stocked planted borders with a variety of mature shrubs and trees providing a very high level of privacy.

SERVICES:

We are advised by our client that mains water and electricity are connected. The central heating is oil fired and there is a private septic tank. Verification should be obtained from your solicitor.

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors. NO UPWARD CHAIN

COUNCIL TAX:

Shropshire Council. Tax band: G.

FIXTURES AND FITTINGS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS:

From Newport High Street proceed past Saint Nicolas Church on your right. At the mini island turn left onto Salters Lane and continue onto Longford Road. Continue along Longford Road, passing Adams Grammar School on your left, the entrance to St Mary's is located a little further along on the right hand side, identified by our for sale board.

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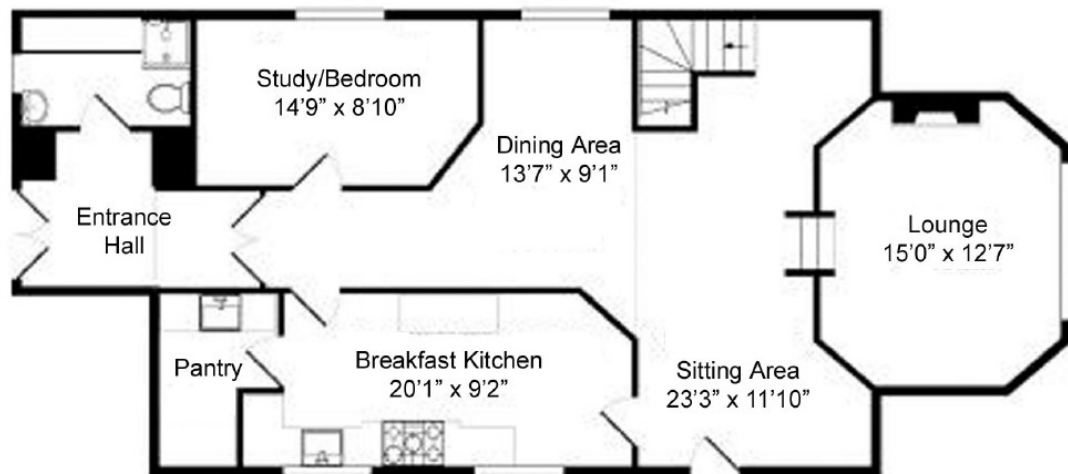
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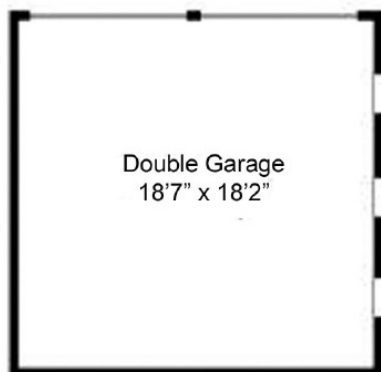
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Ground Floor



First Floor



Double Garage

St Mary's
Longford Road
Newport
Shropshire
TF10 9AA
Approx Overall Floor Area
1302sq.ft.
(excluding garages/stores)

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



