



**The Old Smithy Chetwynd Aston,  
Newport,  
TF10 9LJ**

**Guide Price £1,200,000**



The Old Smithy is an outstanding four-bedroom cottage that beautifully blends fantastic modern family living with the charm and character of its original features. Nestled on a substantial plot, this exquisite property offers a perfect retreat for those seeking both comfort and style.

There is a private electric gated entrance which has both an intercom and camera that ensures security and exclusivity. The entrance leads to a spacious driveway, providing parking for several vehicles. There is a double garage. Adjacent to the garage is an additional carport.

Above the garage, you'll find a versatile Games/Cinema room, an ideal space for entertaining.

The cottage features a meticulously designed interior, offering a spacious ground floor complete with underfloor heating and porcelain floor tiles throughout. The accommodation includes an entrance hallway, cloak room, lounge, snug, a reception hallway, study, utility room, and a desirable kitchen diner. On the first floor, you'll find a generous master bedroom with built-in wardrobes and an ensuite, a second bedroom also with an ensuite, and two additional double bedrooms along with a family bathroom with a cast iron bath.

Located in the sought-after village of Field Aston, Chetwynd Aston, The Old Smithy offers a serene and picturesque setting, with easy access to local amenities.

Entrance is via PVC wooden door into the entrance hallway, with under floor heating and porcelain tiles throughout the ground floor. There is a cloak room. The lounge has a feature brick built inset fire place and double patio doors that lead to the driveway and garden. The reception hallway has the original inset cast iron fire place and with French doors that lead to the side garden. The utility room is where the exterior front door is situated. The study has the original brick built fire surround. With a large kitchen/diner with an original brick built forge and doors that lead to the rear side patio and garden.

There is an Oak stair case that leads to the first floor. The first floor central heating can be controlled to heat each room individually or all rooms as desired. The spacious master bedroom has built in wardrobes across an entire wall. The ensuite has a corner double shower enclosure. Bedroom Two has exposed beams, the Ensuite has a corner shower enclosure, a chrome Triton shower. Bedroom Three is a double bedroom which over looks the side garden. Bedroom Four is also a double with a built in storage cupboard, overlooking the rear garden and a family bathroom.

Outside there is a private electric gate with an intercom and camera. Leading to a large driveway with parking for several cars, a double garage and an additional car port. Next to the garage there is a separate doorway with a cloakroom and stairs to the first floor which leads to the Cinema/ Games room. The garden has a large laid lawn, the borders are mature shrubs and trees, There is also a side garden which has a slate grey porcelain patio area and raised planted borders with steps that lead to a laid lawn.

## ENTRANCE HALLWAY

21'3" x 19'7" (6.49 x 5.98)

With porcelain tiled floor and inset chrome spotlights and a storage cupboard.



## CLOAK ROOM

With a porcelain tiled floor, a vanity wash basin with a porcelain tiled effect wall behind. A W.C, extractor fan and inset chrome spotlights.

## LOUNGE

17'8" x 17'7" (5.40 x 5.36)

There is an inset brick built inset fireplace (decorative). Patio doors which lead to the garden, a porcelain tiled floor and inset chrome spotlights.



## SNUG

16'2" x 10'7" (4.94 x 3.25)

With porcelain floor tiles and inset chrome spotlights.



### RECEPTION HALL

With a featured original iron mounted fire place (decoration) a floor length storage cupboard. With a porcelain tiled floor and inset chrome spotlights. There is a French door with access to the side garden.



### STUDY / PLAYROOM

11'1" x 10'5" (3.40 x 3.19)  
Original inset brick built fire place (decorative) a porcelain tiled floor, Hilary's custom made wooden shutters to the window and inset chrome spotlights.



### UTILITY ROOM

11'1" x 8'9" (3.40 x 2.67)

With shaker style base units with granite work surfaces, two floor length cupboards which house the water softener. A Belfast sink with a chrome mixer tap. The original front door to the cottage is in the Utility Room.



### KITCHEN/DINER

20'0" x 17'7" (6.11 x 5.36)

With a porcelain tiled floor, a range of attractive painted Shaker style units comprising of base cupboards and drawers, with granite work surfaces, a Belfast sink with chrome tri-flo water tap which includes hot water and mixer tap. There is a large breakfast bar area, a built in dishwasher, A brick built recess with a Smeg double oven with grill and five ring induction hob, built in fridge. To include wireless control Velux roof lights which have rain sensors and Hilary's custom made wooden shutters. There are beams to ceiling and the original brick built Forge. Inset chrome spotlights and French doors to the side garden.







### OAK STAIRCASE TO FIRST FLOOR

With a glass banister and galley style landing area.



### MASTER BEDROOM

17'7" x 15'5" (5.36 x 4.71)

A spacious master bedroom with built in wardrobes, a decorative radiator, inset chrome spotlights and dual aspect windows fitted with made to measure blinds overlooking the garden.



### EN-SUITE

A double corner shower enclosure with porcelain tiles behind, a freestanding wash basin with vanity unit below and tiling behind. a built in W,C. With a chrome towel rail, extractor fan, a porcelain tiled floor with inset chrome spotlights.



### BEDROOM TWO

14'3" x 11'8" (4.35 x 3.57)

With exposed beams a decorative radiator, made to measure blinds and inset chrome spotlights.



## EN-SUITE

With a corner shower enclosure which has a chrome Triton shower, a wash basin with vanity unit below, built in W,C, wall mounted shaving point, chrome towel rail. Having an exposed beam, porcelain tile flooring and chrome inset spotlights.



## BEDROOM THREE

16'2" x 10'7" (4.94 x 3.25)

A large double bedroom with a decorative radiator, inset chrome spotlights. Made to measure blinds overlooking the side garden.



## BEDROOM FOUR

12'4" x 9'2" (3.77 x 2.80)

A fourth double bedroom with a built in storage cupboard, a decorative radiator and inset chrome spotlights, made to measure blinds overlooking the garden,



## FAMILY BATHROOM

11'11" x 11'2" (3.64 x 3.41)

With a free standing cast iron bath with a chrome mixer tap, a corner shower enclosure, a free standing wash basin with vanity unit below. With porcelain tiling to the floor and feature wall behind the tub and inset chrome spot lights.



## OUTSIDE

There is a private electric gated entrance which has both an intercom and camera that ensures security and exclusivity. The entrance leads to a spacious gravelled driveway which has lighting and provides parking for several vehicles. There is a double garage. Adjacent to the garage is an additional carport.

Situated on a substantial plot there is a large laid lawn area with borders of mature shrubs and trees. There is a further garden which can be accessed via the Kitchen/ Diner there is a slate grey porcelain patio area with planters and steps that lead to a laid lawn with borders of mature shrubs and trees.

The front of the cottage has a bricked wall with iron railing and gate.





## CINEMA/GAMES ROOM

29'5" x 11'9" (8.97 x 3.60)

There is an entrance hallway which has two floor length storage cupboards, a downstairs cloakroom with a wash basin with vanity unit below and W.C. Porcelain floor tiles. Stairway to Cinema/ Games room at the top of the stairs there is eaves storage cupboards. The room itself has a kitchen area with grey high gloss base units with worktops above and a Range Master wine cooler fridge, a stainless steel sink with mixer taps and a breakfast bar. There are various power points and eaves storage.



## **OUTBUILDING**

15'6" x 10'11" (4.74 x 3.33)

With planning permission for conversion to a gym/ playroom and erection of a single storey link extension to the existing dwelling.

AGENTS' NOTES:

EPC RATING: TBC

SERVICES: We are advised that mains water, gas & electricity and drainage are available. Davies White & Perry 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.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, the Property is Band E (currently £2,395.49 for the year 2024/2025).

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

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

METHOD OF SALE: For Sale by Private Treaty.

TO VIEW THIS PROPERTY: Please contact our Newport Office, 45/47 High Street, Newport, TF10 7AT on 01952 811003 or email us at [newport@davieswhiteperry.co.uk](mailto:newport@davieswhiteperry.co.uk)

DIRECTIONS: From our offices in the Newport High Street continue onto Upper Bar the road name changes to Station Road. At the round about take the second exit onto Pave Lane, turn left to Field Aston the cottage is the first property and can be identified by a for sale board.





This plan has been prepared for the exclusive use of Clarke White Perry Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All positioning of windows, doors, openings and fixtures and fittings are approximate and used for guide only. The floor plan is not, nor should it be taken as, an exact representation of the subject property.  
Plan produced using PlanUz.

20 Field Aston, The Old Smithy, Chetwynd Aston, Newport



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.