



The Cottage Summerhill Newport Road, Edgmond

£550,000 Freehold



A once in a lifetime opportunity to transform this idyllic cottage into your forever home! • Sat on around a 0.5 acre plot, theres plenty of space to get creative. • A contemporary detached lodge promises a modern kitchen/living area, double bedroom and bathroom, along with bifold doors out to the garden. • The cottage requires your best creativity and imagination, offering endless potential and possibilities to become something sensational. • Located in prestigious Edgmond, enjoy scenic, rural living while still being close by to Newport for excellent amenities, schools and travel links.



Open the book and start your story today. Set within approximately half an acre of beautiful grounds, this unique opportunity offers a three-bedroom home with planning permission—and a detached one-bedroom lodge providing a flexible fourth bedroom.

Imagine transforming this property into your own fairytale cottage: a three-bedroom, two-bathroom home (with potential for a fourth bedroom, subject to the relevant planning permissions). The detached contemporary lodge nestles within the lower garden, featuring a stylish open-plan kitchen/living area, double bedroom, bathroom, and bifold doors opening onto the garden—perfect for guests, multigenerational living, or simply a peaceful retreat after a day spent crafting your dream home.

A gated driveway welcomes you, setting the tone for the potential that awaits. A blank canvas invites your imagination, while outside, two attached store rooms and expansive gardens offer endless possibilities for year-round enjoyment and alfresco entertaining.

Picture the finished masterpiece: a stylish and practical layout with an open-plan kitchen/dining/family area, separate living room, utility, and cloakroom, perfect for both entertaining and relaxation. Upstairs, the master suite could feature an ensuite and balcony overlooking scenic views, accompanied by three further bedrooms (subject to the correct planning permission being granted) and a family bathroom—creating a comfortable and elegant home for everyone.

Situated in the sought-after village of Edgmond, this property enjoys peaceful rural living while remaining close to Newport's vibrant amenities, excellent schools, and transport links.

Sprinkle some magic on *The Cottage* today—contact us to arrange your viewing and begin the story of your forever home.

For more details on planning, please visit the Telford and Wrekin planning portal using reference number TWC/2024/0003.



Open that book and begin the story today. Sat on around 0.5 acres of ground, transform this property into your next fairytale cottage with planning permission to become a charming four bedroom, two bathroom home. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

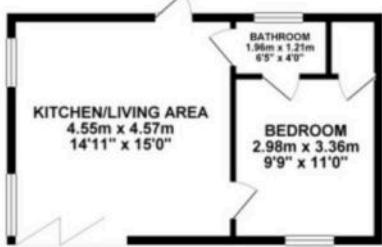
EPC Environmental Impact Rating: D



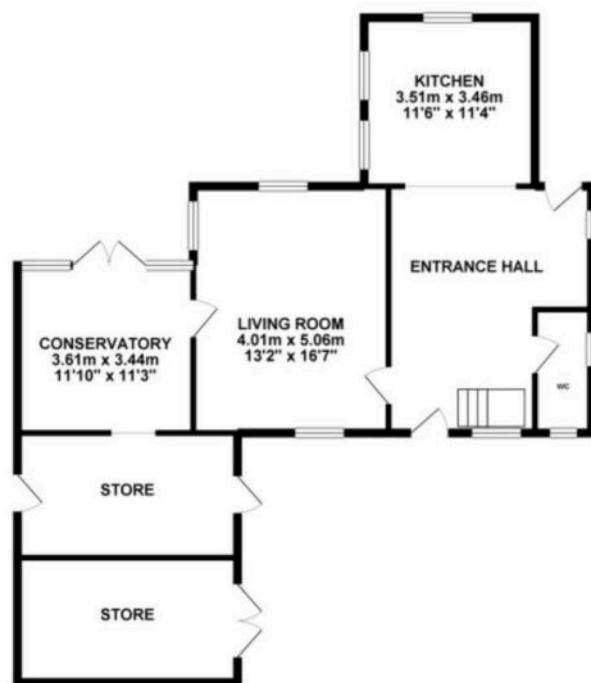
22_046 THE COTTAGE, SUMMER HILL
3D VISUALS - OPTION 1 WITH BALCONY



ANNEXE 34.47 sq. m.
(371.03 sq. ft.)



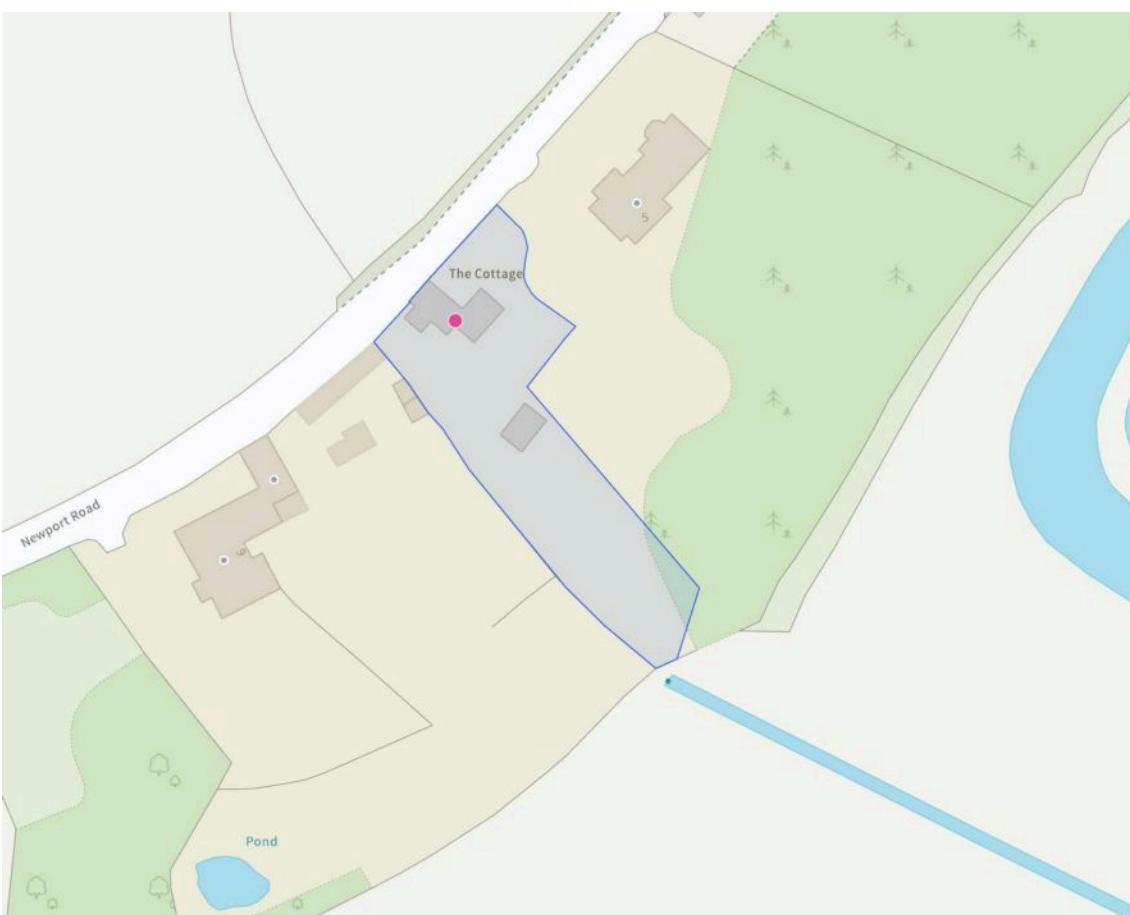
GROUND FLOOR 88.96 sq. m.
(957.54 sq. ft.)



TOTAL FLOOR AREA : 123.43 sq. m. (1328.56 sq. ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee is given as to their operability or efficiency can be given.

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