



Barn Cottage, Ellerdine Heath

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**A sympathetically extended and beautifully presented Country Cottage, with an array of useful outbuildings, located in a desirable rural hamlet. The cottage benefits from a large plot, including landscaped gardens, extending to approximately 2/3 acre. Available with No Upward Chain.**

- Extended, Detached Character Cottage
- Three Reception Rooms, Entrance Hall / and Cloakroom
- Family Dining Kitchen, Pantry, Utility Room
- Four Large Bedrooms, one with En-suite Shower and Bathroom
- Bedroom Two with En-suite WC, Principal Bathroom
- Open Garaging, Multiple Outbuildings, two having WC facilities



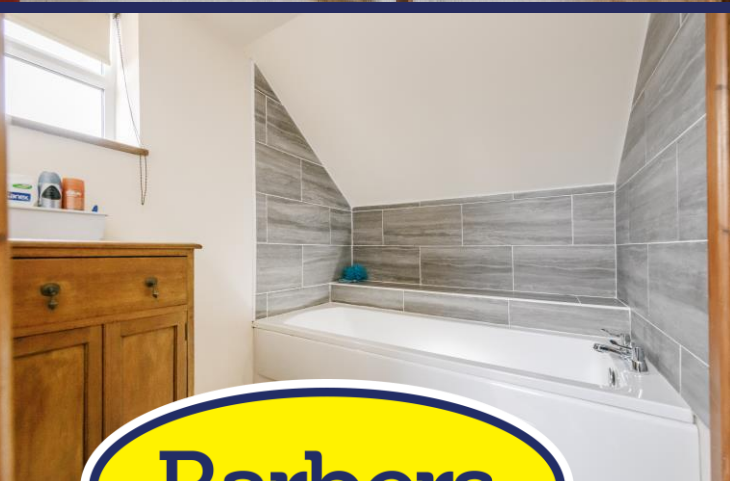


### Brief Description

Barn Cottage is approached off a sweeping gravelled driveway and has been sympathetically extended over the years to become a substantial family home, surrounded by meticulously manicured gardens. This beautiful and tastefully presented detached country cottage features a wealth of period elements which have been sensitively complemented by more modern additions. Entered via a traditional timber door with stained glass detail, the entrance hall provides access to the ground floor cloakroom/WC, dining room and kitchen, as well as to the first floor. The family dining kitchen is the centrepiece of the home, being a large L-shaped space fitted with a range of solid wooden units having granite worktops over, and matching granite dining table. With dual aspect windows and glazed doors into the garden, the room remains bright, and features plenty of space for additional sofas etc, perfect for entertaining. There is an oil fired Rayburn for those who enjoy this method of cooking, supplemented by a mid-level double fan assisted oven and LPG hob. To one end of the room is a walk-in pantry and beyond that, the spacious utility/boot room, fitted with a range of shaker style units and with space and plumbing provision for a washing machine and tumble drier. A courtesy door opens to the side of the home. Double doors from the family dining kitchen open into the more formal dining room, which in turn provides access into the art room, a bright space to work and enjoy the garden. Off the dining room is the sitting room, which is part of the original barn, having dual aspect and a wood burning stove. A second set of stairs off this room ascend to the first floor. To the first floor are four double bedrooms, with the master bedroom having an en-suite with both bath and shower and the guest bedroom having an en-suite WC. The family bathroom features a large corner bath.







Externally, the generously proportioned two thirds of an acre gardens are a particular feature of the property – being fully enclosed and thoughtfully planted with a variety of specimen trees, shrubs and perennials. There is a more formal garden to the front and side of the property, with a summerhouse and large patio entertaining area and a further lawned garden which features a variety of orchard trees, with a greenhouse. In addition to the large gravelled driveway and parking area, is an open garage for two/three vehicles, with a useful attached store which has a room behind containing a WC and kitchenette area.

There are two further attractive, additional substantial brick outbuildings, one of which is currently used as a large storage space with second storage area over and attached office space. Opposite this is a second building, which currently is laid out as a workshop to the ground floor with kitchen and WC, above which is a large storage space with built-in cupboard. The owners have drawn up plans for this to be converted into a small living annex which would incorporate a shower, and would make an ideal space for family/friends to stay or even as an AirBnB for example, however, these plans have not yet been submitted to the Council for formal consent/approval.

The owners are kindly leaving the following items, which we are sure will be of benefit to any future owner: the external security cameras, summer house, greenhouse, all the garden plants and those in the cast iron pots and half barrels, the water feature with the fish, the stone water troughs and the substantial rotary washing line (as well as one propane bottle for the hob). Internally, the granite kitchen table, dishwasher, washing machine, curtains, blinds and the pulley clothes airer (in the utility) will also be included in the sale.



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## LOCATION

Set within Ellerdine Heath, neighbouring Ellerdine Village where you will find a Village Hall, Oakgate Garden Nursery & Tea Rooms and The Royal Oak public house (locally known as 'The Tiddly'). A wider range of facilities are found in Shawbury which offers a selection of local shops and a Primary School. Three further Primary Schools are found within a 4 mile radius with the closest Secondary School at Wem being some 7 miles (approx.) distant. The A53 and A442 are both within two miles, offering links to Shrewsbury and Telford. The medieval County Town of Shrewsbury is 12 miles to the south and offers a wide range of social and leisure facilities. The commercial conurbation of Telford is 12 miles to the south-east offering a wide range of commercial, business and employment opportunities.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors' Solicitor during pre-contract enquiries. Vacant possession upon completion.

## EPC RATING: D

A full copy of the EPC is available from the agent, upon request.

## SERVICES

We are advised that mains water and electricity are available. There is an oil fired central heating system, an LPG cooking hob and septic tank drainage. 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.

## DIRECTIONS

From Wellington proceed along the A442 towards Hodnet. After driving through Cold Hatton turn left (sign posted for Ellerdine Heath). Follow this road along for almost 2 miles and take the left turn into City Road. At the T junction turn left and Barn Cottage will be found immediately on the left hand side.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band E (Parish of Ercall Magna – currently £2,432.00 for the year 2024/25)

## VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200  
Email: [wellington@barbers-online.co.uk](mailto:wellington@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## AGENTS' NOTE

We are aware that there are approved plans for a detached two bedroomed house on part of the former land belonging to Barn Cottage. Further details can be found on the Telford & Wrekin Planning Portal, under reference number: TWC/2023/0939. [Telford & Wrekin Council](#)

## 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. To avoid delays in the buying process please provide the required documents as soon as possible.

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## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**SITTING ROOM** 21' 2" x 10' 9" (6.45m x 3.28m)

**DINING ROOM** 12' 5" x 11' 8" (3.78m x 3.56m)

**ART ROOM** 9' 8" max x 9' 3" max (2.95m x 2.82m)

**L SHAPED FAMILY DINING KITCHEN** 22' 7" max (12'4" min) x 22' 2" max (14'1" min) (6.88m x 6.76m)

**UTILITY ROOM** 11' 3" x 10' 9" (3.43m x 3.28m)

**MASTER BEDROOM** 16' 2" x 12' 8" (4.93m x 3.86m)

**EN-SUITE SHOWER AREA** 5' 7" x 5' 4" (1.7m x 1.63m)

**EN-SUITE BATH AREA** 6' 7" x 5' 4" (2.01m x 1.63m)

**L-SHAPED BEDROOM FOUR** 13' 0" max (6'4" min) x 9' 3" max (5'4" min) (3.96m x 2.82m)

**BEDROOM THREE** 12' 6" x 12' 0" (3.81m x 3.66m)

**BEDROOM TWO** 12' 4" x 10' 9" (3.76m x 3.28m)

**EN-SUITE WC** 4' 6" x 4' 2" (1.37m x 1.27m)

**FAMILY BATHROOM** 8' 6" x 8' 1" max (7'7" average) (2.59m x 2.46m)

**OPEN GARAGE** 23' 2" x 16' 7" (7.06m x 5.05m)

**STORE ROOM** 11' 1" x 6' 5" (3.38m x 1.96m)

**GARDEN STORE WITH FURTHER STORE OVER** 24' 4" x 12' 7" (7.42m x 3.84m)

**OFFICE** 11' 4" x 5' 9" (3.45m x 1.75m)

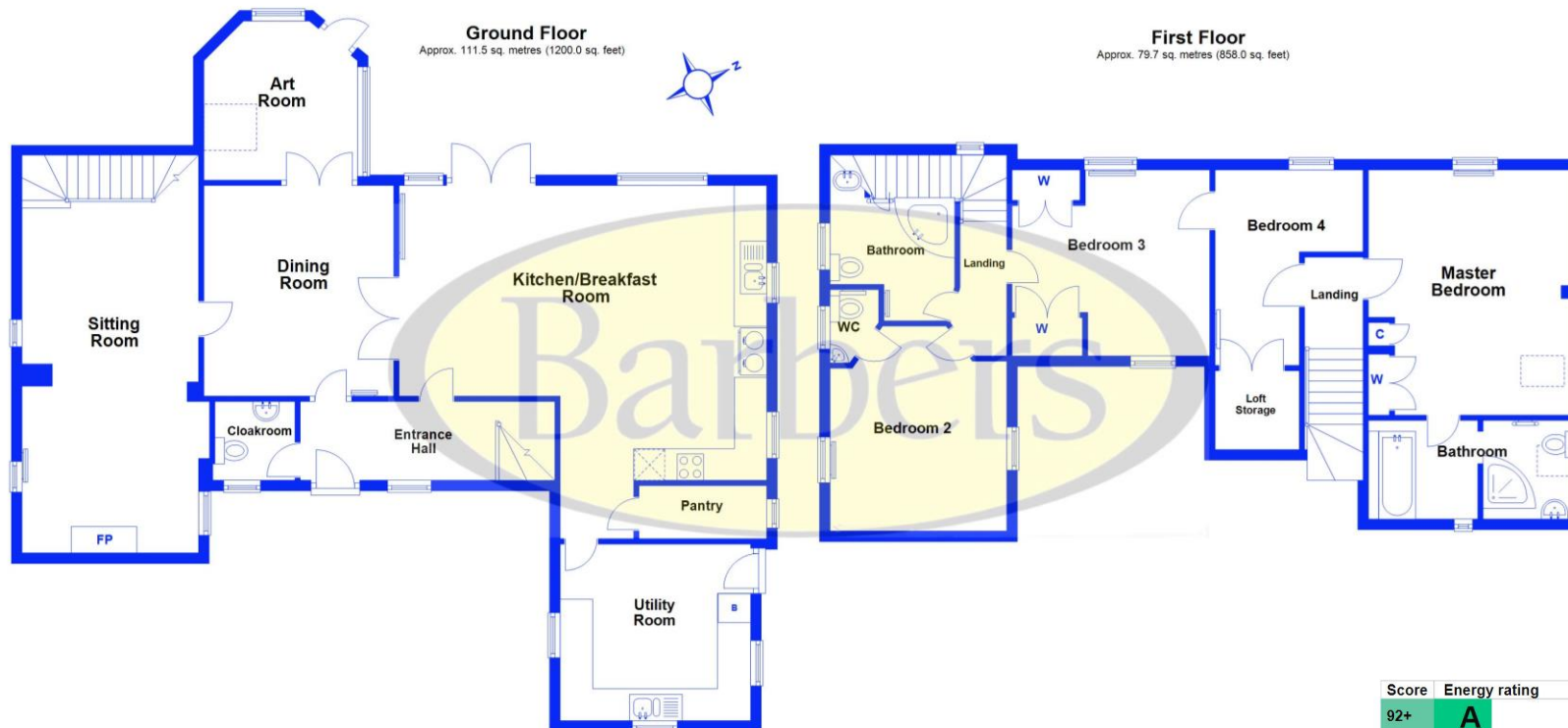
**WORKSHOP** 16' 4" x 10' 9" max (9'9" min) (4.98m x 3.28m)

**KITCHENETTE** 12' 6" x 5' 0" (3.81m x 1.52m)

**WC** 5' 0" x 3' 6" (1.52m x 1.07m)

**STORE OVER** 15' 9" x 8' 8" max (5'6" min) (4.8m x 2.64m) (restricted head room)





**Ground Floor**  
Approx. 111.5 sq. metres (1200.0 sq. feet)

**First Floor**  
Approx. 79.7 sq. metres (858.0 sq. feet)

Total area: approx. 191.2 sq. metres (2058.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp.

**Barn Cottage, Ellerdine Heath, Telford**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**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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