



Helping *you* move



Ivy Cottage, Long Lane

Available with **NO UPWARD CHAIN** – this extended Duke of Sutherland cottage features three bedrooms, with the potential to be reconfigured as a cottage with annex (subject to planning consents/approvals). Sitting in approximately 0.35 acres, with garage, parking and views over fields to the rear.

Offers Over

£425,000

Ivy Cottage, Long Lane, Nr. Telford, TF6 6HD.

Overview

- Available with No Upward Chain
- Lovely Rural Location
- Detached, Extended Cottage
- Three Reception Rooms
- Three Bedrooms (one en-suite)
- Utility and Ground Floor Cloaks/WC
- Potential to create Annex (subject to planning consents and approvals)
- Oil Fired Central Heating
- Garage and Driveway Parking
- Large Plot (approx. 0.35 acres)
- Freehold
- EPC: E. Council Tax Band: F



Location

Situated in the rural locality of Long Lane approximately 2 miles distant from the Historic Market Town of Wellington, with its comprehensive range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Stations. Access to the M54 via junction 6 to Telford Town Centre with its excellent range of shops and leisure facilities, and access to the wider West Midlands Conurbation, or junction 7 offers access towards Shrewsbury in the West

Brief Description

Dating from around 1873, this extended Duke of Sutherland cottage provides spacious living accommodation, blending original character features with modern en-suite living space. This property is configured in such a way that it would be possible to create split the property into the original cottage with attached annex (subject to appropriate consents and approvals) if so required.

Situated adjacent to the now defunct Shrewsbury Canal (now drained), it's possible that this cottage was originally built to serve the coal, lime and iron trade, which utilised the nearby wharf, when it was functioning. The accommodation now comprises a front door opening into a generous porch, with space for coats and shoes. This opens into the large lounge, having a feature fireplace housing a wood burning stove. To the left is a further reception room with fireplace, which would make an ideal sitting room / snug / playroom or home office. Off the lounge, to the right, is a large conservatory, with views over the gardens.



Off the lounge to the left is the kitchen, fitted with a range of white fronted units to all walls with inset ceramic hob, mid level double oven and space and plumbing provision for a dishwasher. Through the kitchen is the family dining room, a spacious area which will fit a large table as well as sofas etc. Off the dining room is a generous utility room, with cloakroom/WC.

Two sets of stairs lead to the first floor, the original property stairs rise from the lounge to a landing, off which is the refitted bathroom, having both bath and separate shower, with WC and wash hand basin set into a vanity unit. This part of the house is finished with two bedrooms. Off the dining room is a second staircase leading to the first floor, where there is a guest bedroom having a modern en-suite shower room.

Outside, the property has a driveway leading to the garage with wood shed behind. The extensive gardens wrap around the house and are laid mainly to lawn, with patio seating space, fruit trees and herb garden.



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.

AGENT NOTE

We are advised that part of the property previously suffered root-induced clay shrinkage subsidence. This has been resolved and a certificate of structural adequacy has been issued. Further details available from the Agent.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band F (currently £2,734.97 for the year 2023/24).

SERVICES

We are advised that mains water, drainage and electricity are available. The property is heated by an oil fired central heating system. 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/>

VIEWING

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

DIRECTIONS

From the Princess Royal Hospital roundabout proceed along the A442 towards Shawbirch. At the roundabout, take the second exit, to remain on the A442. After approximately 1.5 miles, take the left hand turning into Long Lane, adjacent to the Ugly Duckling public house. The property will be found after a short distance on the left hand side.

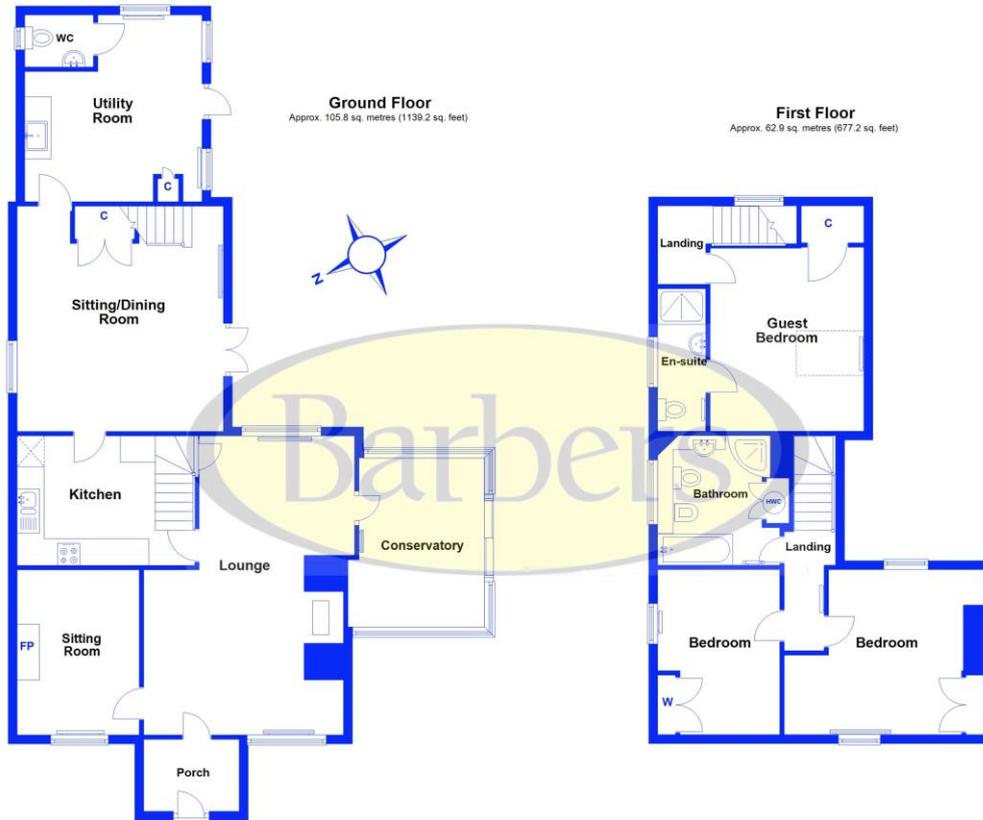
METHOD OF SALE

For Sale by Private Treaty.

WE34838.210224

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.



Ground Floor
Approx. 105.8 sq. metres (1139.2 sq. feet)

First Floor
Approx. 62.9 sq. metres (677.2 sq. feet)

Total area: approx. 168.8 sq. metres (1816.4 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.

All measurements quoted are approximate:

- PORCH** 6' 9" x 5' 3" (2.06m x 1.6m)
- LOUNGE** 22' 1" x 14' 8" max (6.73m x 4.47m)
- CONSERVATORY** 12' 7" x 10' 3" (3.84m x 3.12m)
- SITTING ROOM** 11' 9" x 8' 9" (3.58m x 2.67m)
- KITCHEN** 12' 9" x 9' 0" (3.89m x 2.74m)
- SITTING/DINING ROOM** 16' 6" (max) x 15' 1" (5.03m x 4.6m)
- UTILITY ROOM** 13' 7" max x 13' 0" max (4.14m x 3.96m)
- WC** 4' 8" x 3' 8" (1.42m x 1.12m)
- GUEST BEDROOM** 13' 6" x 11' 1" (4.11m x 3.38m) (sloped ceiling)
- EN-SUITE SHOWER ROOM** 10' 6" x 3' 6" (3.2m x 1.07m)
- BEDROOM** 12' 7" (max useable - 14'9" into cupboard) x 12' 5" (3.84m x 3.78m) (sloped ceiling)
- BEDROOM** 12' 2" x 9' 2" (3.71m x 2.79m)
- BATHROOM** 8' 6" (9'7" into cupboard) x 9' 2" (2.59m x 2.79m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

full copy of the EPC is available upon request

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD
Tel: 01952 221 200
Email: wellington@barbers-online.co.uk



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 purposes 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.