



The Fields, Ellerdine, TF6 6QN

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The Fields, Ellerdine, Telford, TF6 6QN

Offers in the Region of £725,000



Set in approximately 3 acres of grounds, in the rural hamlet of Ellerdine, this four-bedroom cottage offers an exceptional opportunity for equestrian enthusiasts, having a timber stable and garage block.

- Detached Cottage
- Four Bedrooms
- Hall, Kitchen, WC

- Study, Lounge, Dining Room
- Refitted Family Bathroom
- Timber Stable & Garage Block
- Set Within Approx. 3 Acres



Brief Description

Nestled amid the charming countryside in the rural hamlet of Ellerdine, this four-bedroom cottage offers an exceptional opportunity for equestrian enthusiasts seeking space, comfort, and a rural lifestyle.

Set in approximately three acres of grounds, the property features a timber stable block with direct access to a generous front paddock-perfect for grazing or riding. The additional paddock features a field shelter, and there is also an expansive garden area that offers further potential for equine use, hobby farming, or simply enjoying the open landscape. Attached to the stable block are two further garages providing ample space for tack, feed, and equipment. The property is approached via a long, private driveway leading to a spacious gravelled parking area, set within the centre of the land. The private garden area is stocked with an abundance of established plants and shrubs and also features a well.



To the side of the property is a workshop that is currently being utilised as a Games Room/Bar. Inside, the home offers a warm, practical layout ideal for family life. The property is entered via an inner hall, providing access to a generous breakfast kitchen that comprises a range of units, with door through to a rear hall and to the downstairs WC. Off the hall there is access to a Study, and also a cozy lounge with a multi-fuel stove, with further door to the dining room. The stairs from the lounge ascend to the first floor where there are four bedrooms and a stylish bathroom with slipper bath and separate shower.

The location combines countryside seclusion with commuter convenience. Whether you're riding at sunrise, caring for ponies in your own stable yard, or simply enjoying wide skies and green views, this is a rare find-a true rural haven with equestrian heart.



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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.

SERVICES

We are advised that mains water, and electricity are available. Septic tank drainage and LPG Central Heating. 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/>

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 right and the property can be found shortly after on the right hand side

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ Council Tax Band D.

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE

16' 6" x 22' 7" (5.03m x 6.88m) max.

DINING ROOM

12' 7" x 17' 2" (3.84m x 5.23m)

STUDY

7' 1" x 12' 11" (2.16m x 3.94m)

KITCHEN

15' 2" x 12' 8" (4.62m x 3.86m)

WC

7' 4" x 5' 5" (2.24m x 1.65m)

BEDROOM ONE

13' 11" x 11' 0" (4.24m x 3.35m)

BEDROOM TWO

17' 3" x 7' 10" (5.26m x 2.39m) max.

BEDROOM THREE

13' 6" x 8' 6" (4.11m x 2.59m) max.

BEDROOM FOUR

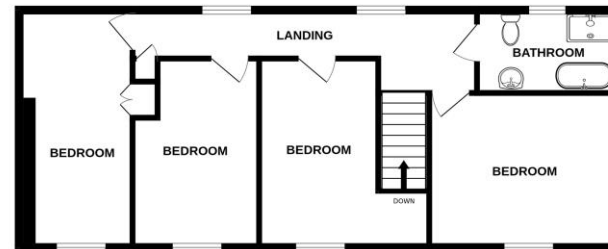
13' 8" x 6' 9" (4.17m x 2.06m)

BATHROOM

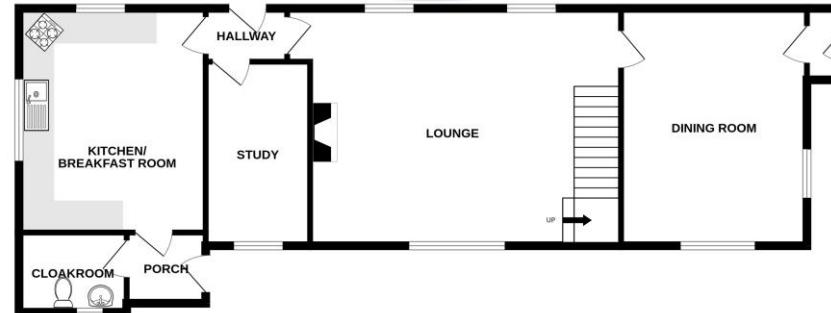
10' 0" x 5' 11" (3.05m x 1.8m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

1ST FLOOR



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GROUND FLOOR



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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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