

PLOT 1, COLD HATTON

TELFORD | TF6 6QU



FOR SALE

£725,000

Freehold



MANNLEYS

- Stunning New Build 4/5 Bedroom Individually Designed Detached Home
- Purchaser to Have Input on The Finish of the Build
- Outstanding Design Features Through Out
- Large Open Plan Lounge/Dining/Kitchen/Family Room with Balcony & Enclosed Terrace
- Master Bedroom with En-Suite Shower
- Three Further Double Bedrooms & Large Family Bathroom
- Sitting Room & Home Office & Utility

Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk
mannleysproperty.co.uk

PHOTO SHOWS PLOT 2 COLD HATTON



PHOTO SHOWS PLOT 2 COLD HATTON



PHOTO SHOWS PLOT 2 COLD HATTON



PHOTO SHOWS PLOT 2 COLD HATTON





Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk
mannleysproperty.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 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.



A fantastic opportunity to purchase off plan this stunning luxury five bedroom detached house in a secluded development of just two individually designed bespoke properties, that will occupy a superb plot with approximately 0.6 acres of grounds. The properties will have a private gated entrance and driveway with amazing open views over open countryside. Situated in the secluded rural hamlet of Cold Hatton, approximately 9 miles from the medieval town of Shrewsbury and 7 miles from the market town of Wellington. Plot one has been designed with some outstanding design features. The main living areas are situated on the first floor to take full advantage of the unsurpassed views over adjoining farmland, the Wrekin and the Shropshire Hills at Church Stretton. To take full advantage of these panoramic views the property also benefits from an external oak terraced balcony and a fully glazed terrace or "Winter Garden", perfect for entertaining and watching the sunset over the Shropshire Hills! The balconies can also be accessed externally via a stone staircase rising to the first floor external terrace and the main living areas. The property will offer excellent flexible family accommodation, the ground floor will comprise, reception hallway, sitting room/bedroom 5/games room, three good sized bedrooms, one of which will be fitted with French doors which open onto a paved terrace, large feature family bathroom and a good sized utility. The first floor is where the property really has the amazing wow factor with a large open plan lounge/kitchen/dining/family area with enclosed terraced room and large feature balcony with fantastic open views, master bedroom with en-suite shower and a family room/home office. Some rooms also benefit from having full height windows which maximise the views and allows plenty of light into the property. The property will benefit from an integral garage and a further detached garage/workshop with room above featuring a "Hayloft" style window. This room is accessed directly from the external terraced balcony and the main house. The gardens will be laid to lawn with feature Indian stone paving surrounding the property and there are also a number of well established trees around the property. The property will enjoy the benefits of low energy heating and hot water systems provided by an Air Source Heat Pump system and an electrical solar energy system. The purchaser will have the opportunity to liaise with the developer to have an input into the internal design, style and finish of this build. Viewing is strongly recommended to enable prospective purchasers to have an insight to the internal style and features the property boasts. For more details contact Mannleys.

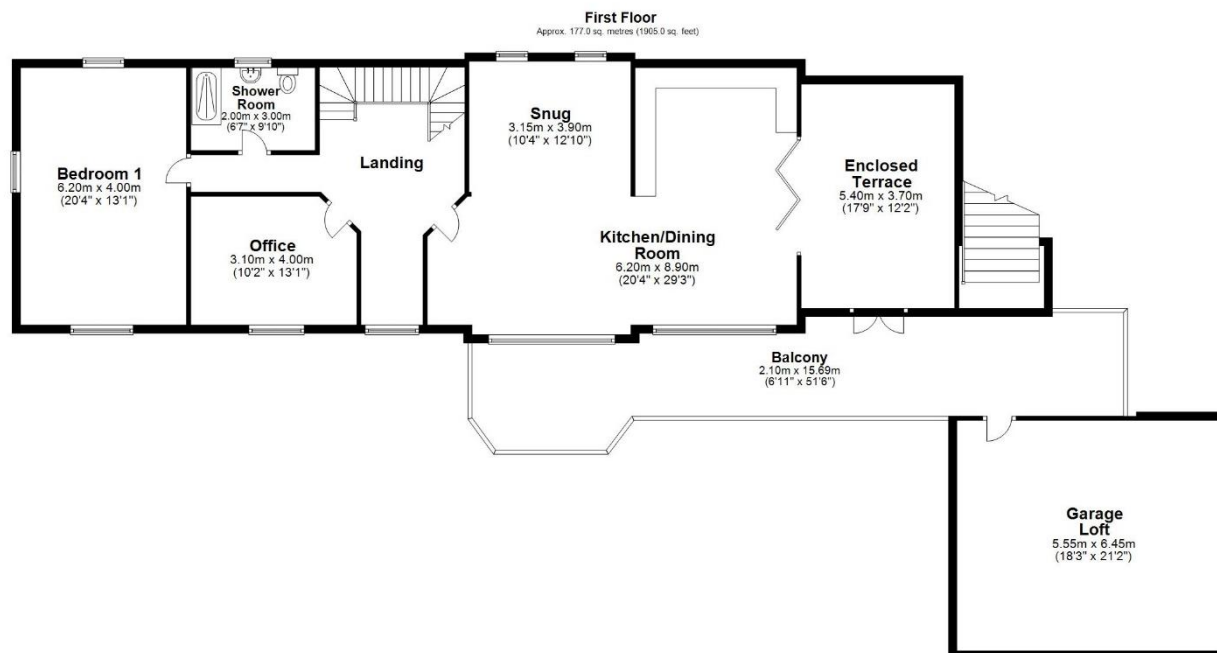
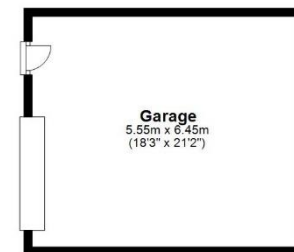
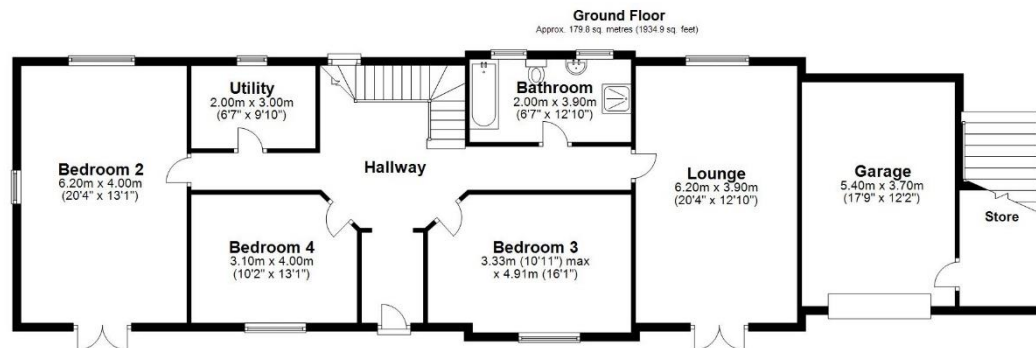
Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk
mannleysproperty.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 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.



Total area: approx. 356.7 sq. metres (3839.9 sq. feet)

Mannleys Sales & Lettings

23A Market Street, Wellington,
Telford, TF1 1DT

01952 245 064

info@mannleysproperty.co.uk
mannleysproperty.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 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.