



FOR SALE

**OSBASTON COTTAGE**

HIGH ERCALL | TF6 6AP

Offers In The Region Of £825,000 Freehold



**PRESTIGE**

BY MANNLEYS





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**W**elcome to your dream home! This immaculate extended 4-bedroom detached house, offers spacious rooms, fantastic features, and a sought-after rural location. With a detached former chapel building providing versatile space, a double garage, and extensive landscaped gardens, this property is a true gem. Step inside and discover a house that has been impeccably extended and refurbished to the highest standards. The attention to detail is evident as soon as you enter the grand hallway.

The ground floor boasts a stunning dining kitchen with bifold doors, a feature island and integrated appliances, perfect for entertaining guests or enjoying family meals. The kitchen is complemented by a sitting room with bifold doors, a family room, a utility/boot room, and a convenient ground floor WC.

On the first floor, you will find the spacious main bedroom, which features a Juliet balcony enjoying stunning open views, an en-suite shower, and a walk-







## FEATURES

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- Stunning Extended & Refurbished Four Bedroom Detached with Fantastic Large Plot
- Sought After Rural Location with Good Local Amenities & Road Links
- Detached Former Chapel Building That Provides Superb Flexible Space for Home Office or Games Room
- Fantastic Dining Kitchen with Feature Island & Integrated Appliances & Bifold Doors
- Sitting Room with Bifold Doors & Family Room & Utility/Boot Room & Ground Floor wc
- Superb Main Bedroom with Juliet Balcony & En-Suite Shower & Walk in Dressing Room/Wardrobe
- Guest Bedroom with Balcony & En-Suite Shower & Two Further Good Sized Bedrooms
- Family Bathroom with Bath & Separate Shower
- Detached Double Garage & Extensive Gated Driveway Parking & Large Landscaped Gardens
- No Chain & Viewing A MUST



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in dressing room/wardrobe. The guest bedroom also boasts a walk out balcony again with great open views and en-suite shower, while two other generously sized bedrooms offer comfortable living spaces. A well-appointed family bathroom with a bath and a separate shower completes the upper level.

But what sets this property apart is the additional detached chapel building, which provides superb flexible space. Imagine having a home office, a games room, or a hobby space away from the main house. The possibilities are endless with this unique feature.

Outside, the property continues to impress with its large landscaped gardens. Picture yourself enjoying outdoor gatherings or simply unwinding in the tranquility of your own private oasis.

The detached double garage and extensive electric gated driveway offer ample parking space for you and your guests.

Situated in a sought-after rural location, this property also benefits from good local amenities and road links, making it a convenient choice for daily living and commuting.

If you're looking for a home that exudes charm, elegance, and versatility, this is the one. With no chain involved, securing this stunning property has never been easier. Don't miss out on the opportunity to make this house your forever home.

Please note that the external photos have been enhanced/edited to illustrate how the gardens may appear once the seeded grass has fully established.





















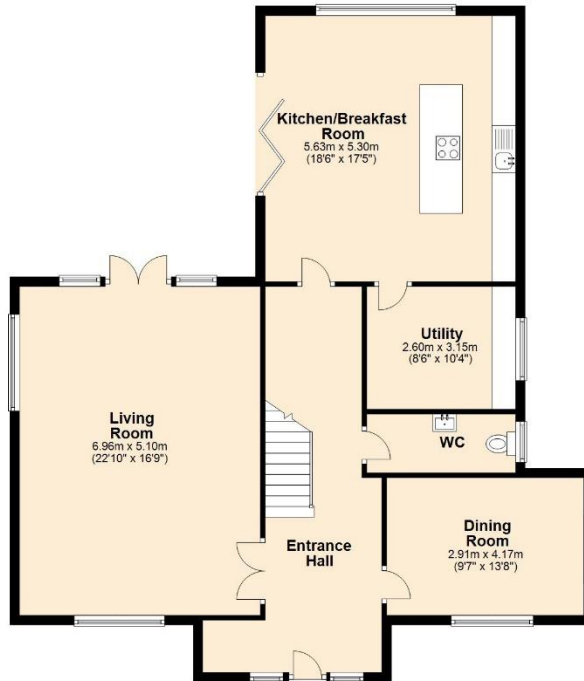
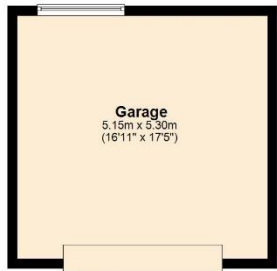
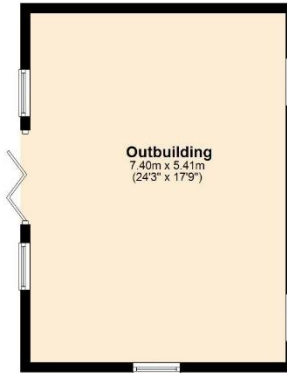




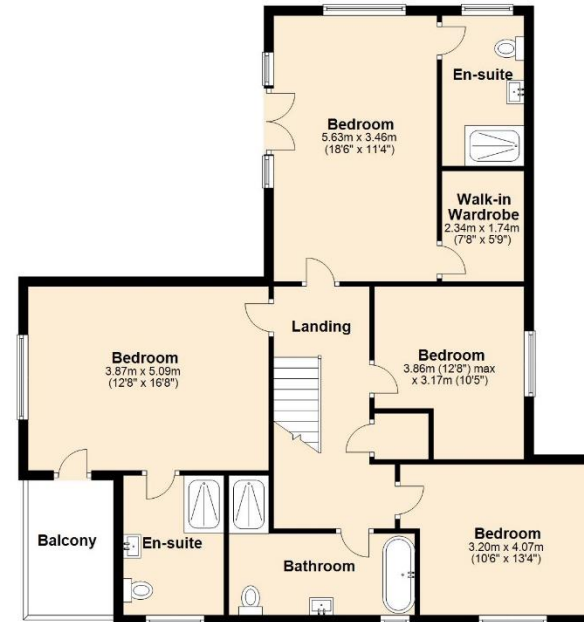
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**Ground Floor**  
Approx. 179.0 sq. metres (1927.0 sq. feet)



**First Floor**  
Approx. 102.3 sq. metres (1101.3 sq. feet)



Total area: approx. 281.3 sq. metres (3028.4 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the development/apartments/houses. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product and specification may vary.  
Plan produced using PlanUp.





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