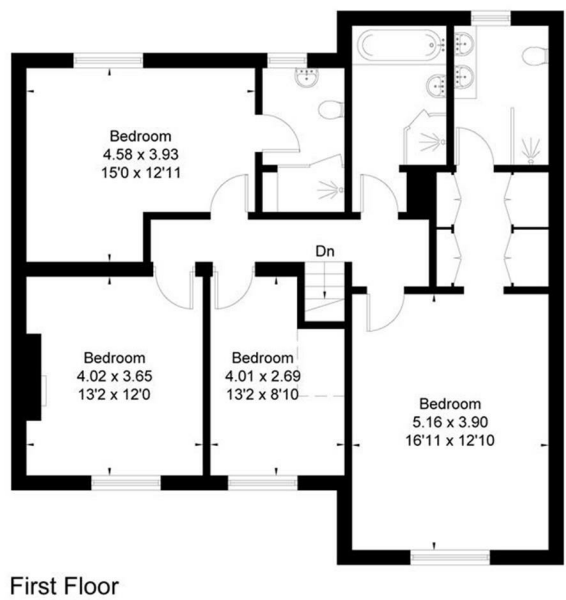
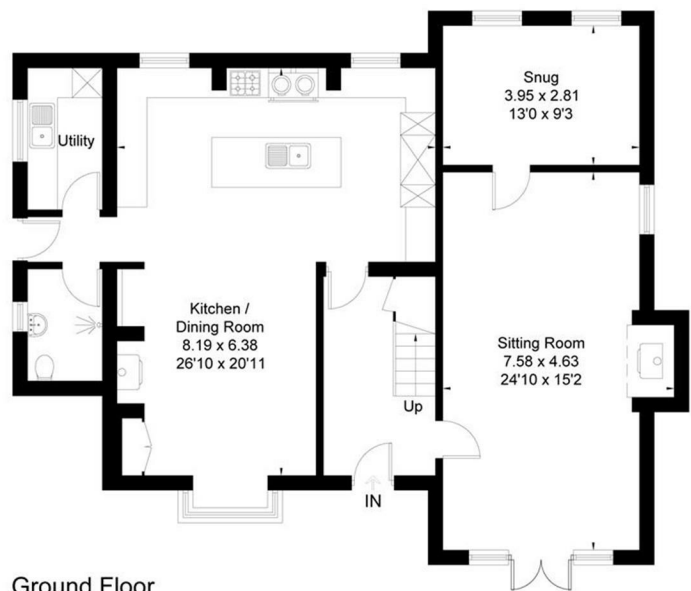


FOR SALE

Aquadale Farm Crudgington, Telford, TF6 6JX

Approximate Floor Area = 204.2 sq m / 2198 sq ft

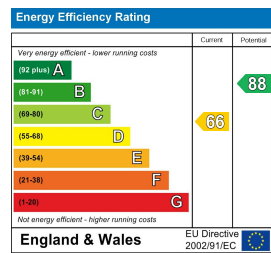


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68983

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01952 971800

**Telford Sales**  
32 Market Street, Wellington, Telford, TF1 1DT  
E: telford@halls.gb.com



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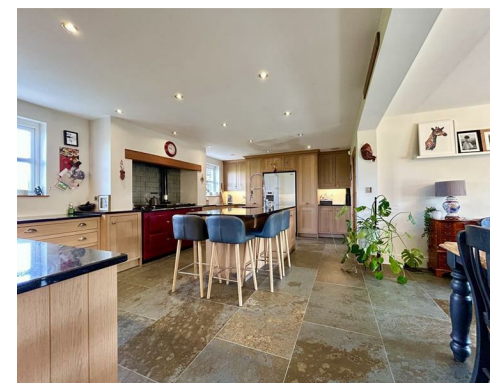


FOR SALE


Offers in the region of £875,000

Aquadale Farm Crudgington, Telford, TF6 6JX


Aquadale Farm is a 4 bedroom farmhouse offering a captivating rural retreat with modern comforts and historic charm, set in over 6 acres of grounds.








2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- **Character Property**
- **Timber Car Port/Storage**
- **Over 4 Acres**
- **Gated Entrance with Sweeping Driveway**
- **Total ft² - 2131**
- **Idyllic Location**

DESCRIPTION

Aquadale Farm offers a captivating rural retreat in a select development of three properties, providing modern comforts and historic charm, with scope for future development (STPP).

Aquadale Farm is a four-bedroom farmhouse nestled within over 6 acres of private grounds, with the option to purchase an additional 3 acres by separate negotiation. Accessed via a remote-controlled gated entrance, the property welcomes you with spacious living areas and picturesque surroundings.

The main house of Aquadale Farm spans approximately 194.8 square meters (2096.8 square feet) offering three reception rooms, four double bedrooms and four bathrooms - perfect for multi-generational living. The ground floor features a grand lounge with a wood-burning stove, French doors leading to a patio, and a versatile gym or multifunctional room. The kitchen is a focal point, boasting modern amenities and a centre island perfect for entertaining. Upstairs, the bedrooms are generously sized, with the main bedroom offering a vaulted ceiling and en-suite facilities.

Outbuildings and storage are provided by a bespoke timber building, while the gardens offer a tranquil retreat with ample space for outdoor activities. The property also includes open field areas suitable for equestrian use or potential development (subject to planning)

SITUATION

Conveniently located near Newport, Shrewsbury and Telford, Aquadale Farm provides easy access to amenities and excellent local schools, making it an ideal countryside haven with urban conveniences nearby.

DIRECTIONS

Easily accessible from all areas: From the North or Telford, travelling along the A442 to Crudgington, turning onto the B5062 heading towards Newport, then right turn onto Crudgington Moor Lane. A short distance along you will arrive at the crossroads of Crudgington Green, turn left here and the wooden gated entrance can be seen directly ahead. The intercom access and guest arrival is on your left. (Gated entrance photo can be seen on the property photo reel for ease of reference).

AQUADALE FARM

GROUND FLOOR

ENTRANCE HALL

With access to principal ground floor rooms, stairs ascending to the first floor and storage cupboard.

LOUNGE

With feature wood-burning stove, dual aspects, and French doors that lead onto the sun terrace.

SNUG/GYM

Multifunctional space that is currently utilised as a gym.

KITCHEN/DINER

With feature Aga Redfyre Cooker, central island, large range of wall and base units, sink with drainer and dual aspects to the front and rear of the property creating a bright space for entertaining.

UTILITY ROOM

With plumbing for white goods, and storage options.

WET ROOM

With shower, wash-hand basin and W.C.

FIRST FLOOR

LANDING

With doors to the principal first floor rooms.

BEDROOM 1

With feature vaulted ceiling, dressing area with built-in wardrobes, and en-suite facilities.

EN-SUITE

With walk-in shower, double wash-hand basins, heated towel rail and W.C.

BEDROOM 2

A large double bedroom with en-suite facilities.

EN-SUITE

With double shower, wash-hand basin and W.C.

BEDROOM 3

A large double room with feature vaulted ceilings.

BEDROOM 4

Currently utilised as a home office.

BATHROOM

Four-piece suite comprising bath, shower, wash-hand basin and W.C.

EXTERNAL

Situated behind electric gates with intercoms for access, the sweeping driveway takes you up to the property with the main house straight ahead. There is a range of outbuildings for storage, with plenty of options for parking in the courtyard and car port. There is a large field of around 6 acres, along with private gardens and patio areas, plus the opportunity to purchase an additional 2 acres should you require.

SERVICES

We understand that the property has the benefit of mains Electricity, Water and a Treatment Plan for drainage. In the parking area, there is also an EV Charging Point.

TENURE

The property is said to be of Freehold tenure and vacant possession will be given upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council.

COUNCIL TAX

Council Tax Band 'E'.

VIEWINGS

By appointment through Halls, Wellington Office.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.