



FOR SALE

Offers In The Region Of £1,250,000

Aquadale Farm Crudgington, Telford, TF6 6JX

Aquadale Farm and Strine View Cottage offer a captivating rural retreat with modern comforts and historic charm, set in over 9 acres of grounds.





- **4 Bedroom Main House**
- **2 Bedroom Annexe**
- **Over 9 Acres**
- **Gated Entrance with Sweeping Driveway**
- **River Frontage**
- **Idyllic Location**

DESCRIPTION

Aquadale Farm and Strine View Cottage offer a captivating rural retreat with modern comforts and historic charm.

Aquadale Farm boasts a four-bedroom main house and a two-bedroom detached cottage, all nestled within over 9 acres of private grounds. 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) and 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)

Strine View Cottage exudes character with its vaulted ceilings, exposed brickwork, and charming fireplace. The ground floor features a spacious lounge and dining area, a modern kitchen, and a main bedroom with built-in wardrobes. Upstairs, a mezzanine bedroom overlooks the lounge from a gallery landing.

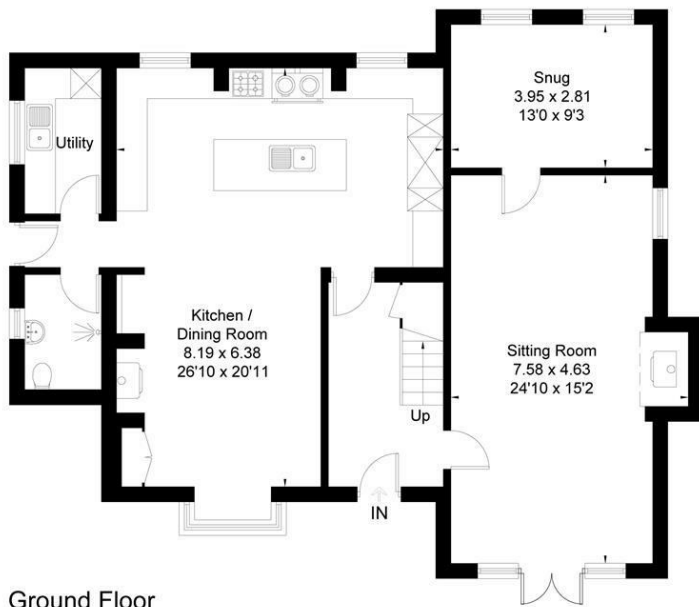
The cottage's gravel courtyard and patio offer serene outdoor spaces, perfect for enjoying the surrounding views. Currently utilised as a holiday cottage, Strine View Cottage presents a lucrative income opportunity with versatile potential for various uses. Both properties combine modern comfort with rural charm, offering a unique opportunity to embrace countryside living without sacrificing convenience or style.

SITUATION

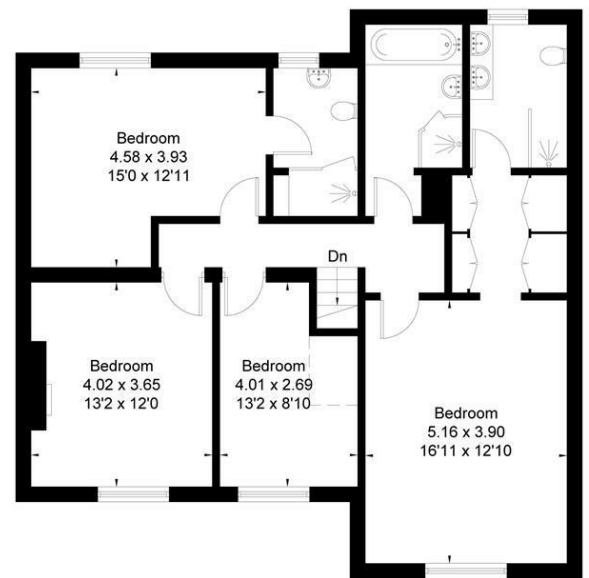
Conveniently located near Newport, Shrewsbury and Telford, Aquadale Farm provides easy access to amenities and excellent local schools, making it an ideal countryside haven with urban conveniences nearby.



Approximate Floor Area = 204.2 sq m / 2198 sq ft



Ground Floor



First Floor



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

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



4 Reception Room/s



6 Bedroom/s



5 Bath/Shower Room/s



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 Redfyrer 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 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.

STRINE VIEW COTTAGE

LOUNGE/DINER

With feature exposed brick inglenook fireplace, staircase to the mezzanine floor, and French doors leading onto the rear patio area.

KITCHEN

With quarry tile flooring, electric oven and hobs, and sink with drainer.

BEDROOM

With fitted wardrobes aspect over the rear patio area.



SHOWER ROOM

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

MEZZANINE BEDROOM

Currently utilised as a second bedroom.

EXTERNAL

Situated behind electric gates with intercoms for access, the sweeping driveway takes you up to the property with the main house straight ahead, and Strine View Cottage situated on the right. There is a range of outbuildings for storage, and plenty of options for parking. There is a large field of around 4 acres, with separate smaller fields totalling over 9 acres in all. There is frontage to the River Strine, and private gardens and patio areas to each of the properties.

SERVICES

We understand that the property has the benefit of mains Electricity, Water and Drainage.

TENURE

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

LOCAL AUTHORITY

Telford & Wrekin Council - Tel: 01952 380000.

COUNCIL TAX

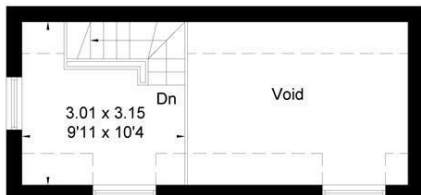
The property is in Council Tax Band 'E' on the Telford & Wrekin Council Register.

VIEWINGS

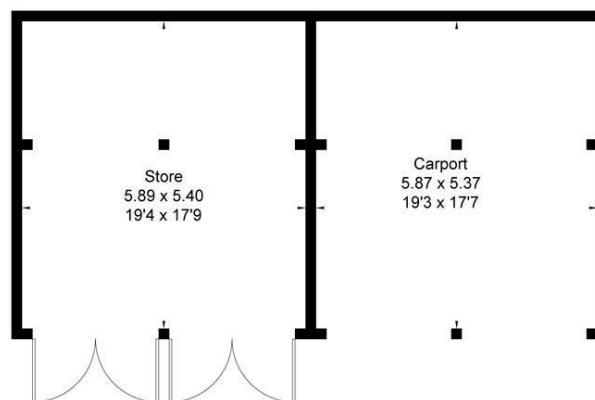
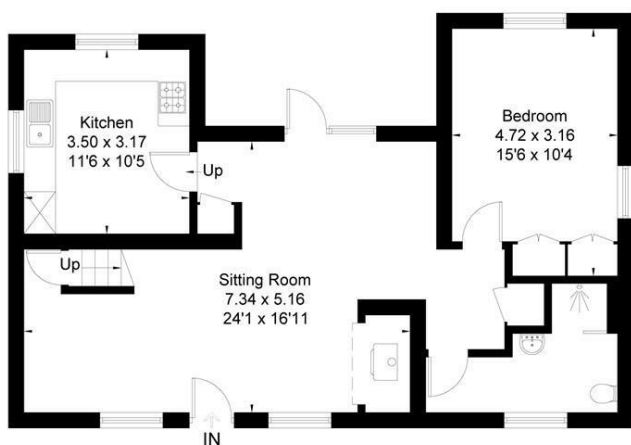
By appointment through Halls, Wellington Office
Tel:(01952) 971800.

Aquadale Farm Crudgington, Telford, TF6 6JX

Approximate Floor Area = 80.4 sq m / 865 sq ft
 Garage = 31.6 sq m / 340 sq ft
 Total= 112 sq m / 1205 sq ft (Excluding Void / Carport)



First Floor



(Not Shown In Actual Location / Orientation)

Ground Floor

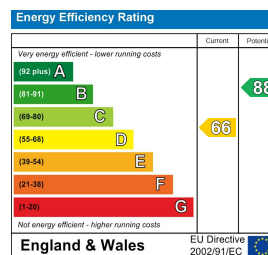


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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
 E: telford@hallsgb.com



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