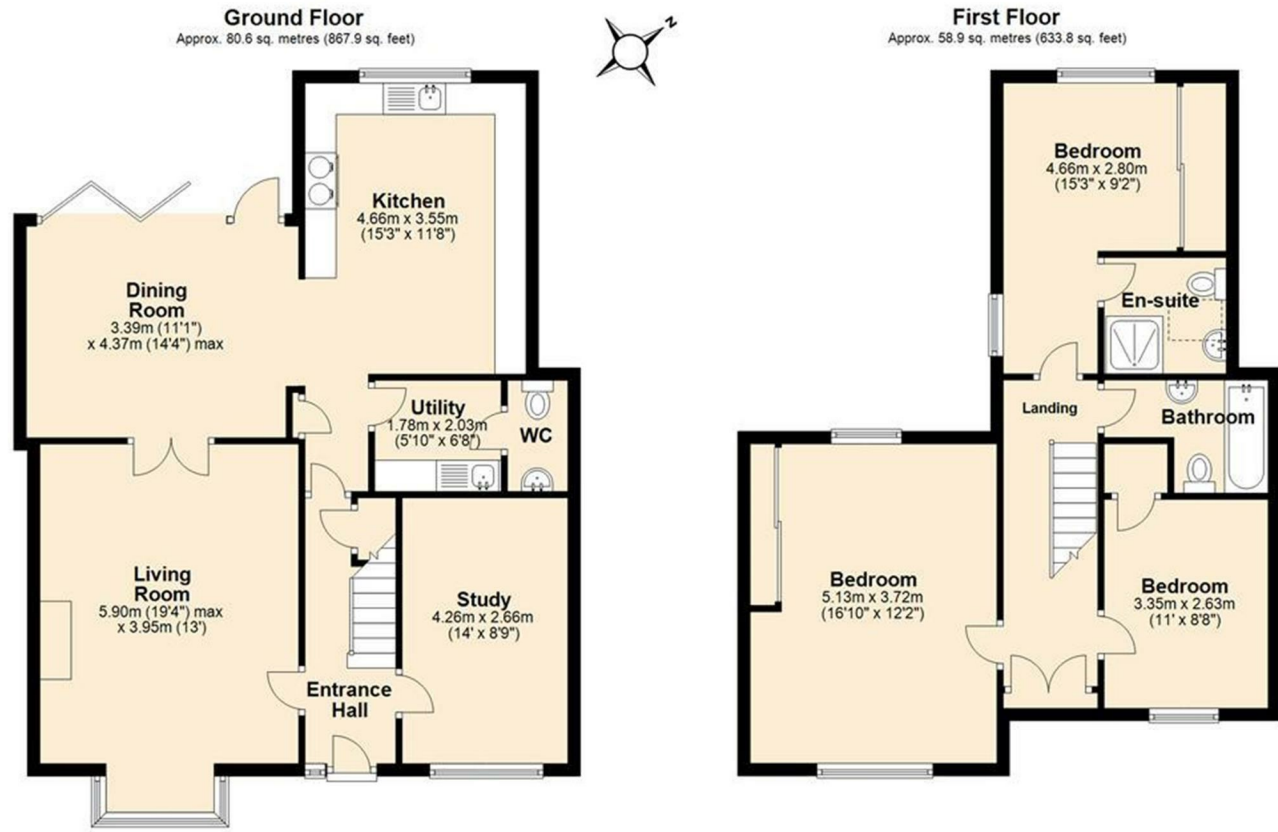


FOR SALE

6 Millers Row, Longdon-Upon-Tern, Telford, TF6 6LG



Total area: approx. 139.5 sq. metres (1501.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This Plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



FOR SALE

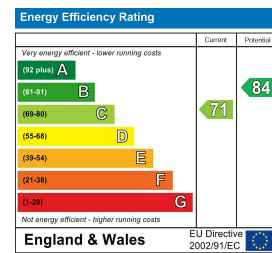
Offers in the region of £450,000

6 Millers Row, Longdon-Upon-Tern, Telford, TF6 6LG

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



This exceptional property offers the perfect blend of traditional charm and modern luxury, featuring a beautifully renovated 3-bedroom cottage, a stunning 1-bedroom modern annexe, and a versatile summer house. Immaculately finished throughout, this rare find is the epitome of countryside living with contemporary elegance.



01952 971800

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



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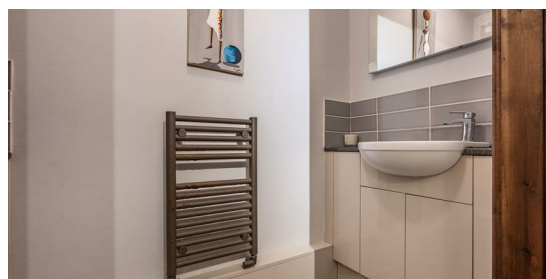
3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- One-Bedroom Annexe
- Summer House
- Period Features
- Versatile Accomodation
- Semi-Rural Location
- Immaculately Presented

DESCRIPTION

Step into the heart of this character-filled 3-bedroom cottage, where every detail has been carefully considered. The original features have been lovingly restored, with exposed beams, and log burning stoves creates a welcoming and homely atmosphere. However, no expense has been spared in incorporating modern comforts such as high-spec kitchen appliances, and bespoke features throughout, making it the perfect blend of old and new.

LOCATION

The nearby villages of High Ercall and Waters Upton provide local amenities while additional recreational, dining and retail opportunities are conveniently accessible via a short drive to the popular market towns of Shrewsbury and Telford. There are well-regarded primary and secondary schools nearby, including Crudgington and Charlton. The property is also surrounded by beautiful views which stretch all the way to The Wrekin.

DIRECTIONS

From Wellington, go towards the Princess Royal Hospital. At that roundabout take the first exit from Apley Avenue onto Whitchurch Drive. At the next roundabout go straight over onto the A442. Stay on this road for 1.5 miles before turning left onto Long Lane. Stay on this road until you get to the junction and turn right onto the B5063 for round 0.7 miles until turning left onto Millers Row and you will be able to find the property on your right hand side.

GROUND FLOOR

ROOMS

LIVING ROOM

A sizeable living room with a homely brick fireplace and bay window overlooking the front elevation.

DINING ROOM

A well-sized dining room with a log burner and bi-fold doors which open up onto the patio.

KITCHEN

A large fitted kitchen with built-in appliances, Rayburn cooker, ample work top space and views to the rear elevation.

STUDY

A versatile reception room which overlooks the front of the property.

UTILITY

The utility contains storage and space for washing utilities.

W.C.

Located off the utility room, there is a wash-hand basin with W.C.

FIRST FLOOR

BEDROOM ONE

A double bedroom with integrated wardrobes and views to the rear garden.

EN-SUITE

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

BEDROOM TWO

A spacious double room that was formally 2 bedrooms, with beautiful views to front and rear elevation.

BEDROOM THREE

A well-sized single bedroom with storage and a view to the front elevation.

BATHROOM

White suite comprising jacuzzi bath, a wall fitted thermostatic shower, wash-hand basin and W.C.

OUTBUILDINGS

ANNEX

Attached to the main cottage, the 1-bedroom annexe is a contemporary space that offers complete independence. With its sleek design, this self-contained living area boasts a fully equipped kitchen, a spacious lounge area, and a beautifully appointed bedroom with a private bathroom. It's perfect for guests or a teenager's retreat.

KITCHEN/DINING/LIVING

Open plan fitted kitchen as well as living and dining space.

BEDROOM

A double bedroom with fitted wardrobes.

EN-SUITE

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

SUMMER HOUSE

Set within the beautifully landscaped grounds, the summer house is a delightful space for relaxation and entertainment. With its large windows and rustic charm, it offers a peaceful escape from the day-to-day hustle and bustle. Perfect for use as a home office, art studio, or simply as a space to unwind, the summer house is an incredibly versatile addition to this already impressive property.

SITTING AREA

Outdoor sitting area currently occupying a hot tub.

LIVING AREA

A well-sized living area with French doors.

BRICK OUTBUILDINGS

Useful storage space and covered log-store.

EXTERNAL

GARDEN

The property is set amidst beautifully maintained gardens, offering both privacy and serenity. The grounds provide ample space for outdoor entertaining, gardening, and enjoying the surrounding countryside views. With a variety of established plants, mature trees, and beautifully designed patio areas, the outdoor space is as charming as the cottage itself.

FRONT ELEVATION

The front elevation offers a large driveway and access through the side of the house as well as the front. From the front of the property there are stunning views of The Wrekin and beyond.

REAR ELEVATION

The rear elevation offers access through the side of the house and to the patio seating area before going up some steps to the sizeable garden which also contains the Annex and the Summer House.

LOCAL AUTHORITY

Telford and Wrekin Council – 01952 380 000

COUNCIL TAX BAND

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit www.gov.uk/council-tax-bands.

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with the selling agent. Halls Telford Office: 01952 971 800. Email: telford@halls.gb.com.