

**FOR SALE**

Offers in the region of £650,000

## Rookery cottage 47, Bolas Heath, Telford, TF6 6PJ

Nestled within a serene and picturesque setting, Rookery Cottage is an exquisite home that effortlessly combines timeless charm with modern living. Originally built over 200 years ago, this stunning property has undergone significant extensions and renovations to provide an exceptional standard of comfort while retaining its unique period features.







- Four Spacious Bedrooms
- Smeg range cooker
- Countryside views from every room
- Detached garage
- Beautifully landscaped gardens
- Approximately one third of an acre plot

## DESCRIPTION

Nestled within a serene and picturesque setting, Rookery Cottage is an exquisite home that effortlessly combines timeless charm with modern living. Originally built over 200 years ago, this stunning property has undergone significant extensions and renovations to provide an exceptional standard of comfort while retaining its unique period features.

The home welcomes you through a striking sandstone wall and a spacious entrance porch, offering ample room for coats, shoes, and outdoor gear. With a side window, a handy storage cupboard, and access to a stylish cloakroom, the porch provides a practical and welcoming entrance. From here, a door opens into the light-filled sitting room, where side windows and French doors flood the space with natural light, leading to the conservatory. The room's character is enhanced by a sandstone pillar, a feature stone fireplace wall, and an open-tread staircase that leads to the first floor.

An inner hall connects the sitting room to other key areas of the home, with a door to the right leading into the study and another to the left opening into a well-appointed bathroom with a modern three-piece suite.

The dining room, accessed through a sliding door from the sitting room, enjoys excellent natural light from a side window and a charming walk-in bay window. A small step leads into the spacious breakfast kitchen, which boasts an impressive range of units and a luxurious Smeg double range cooker. Additional windows provide beautiful views over the gardens, while the kitchen is equipped with space for an upright fridge/freezer and two pantry cupboards. A door leads to the utility room, which offers further storage and work surfaces, with access to the side of the cottage.

The staircase with a window above leads to the first-floor landing, where a generously sized cupboard offers additional storage space. The principal bedroom suite is positioned at the right of the landing, where a large window overlooks the rear garden and fields beyond. The suite includes a stylish dressing area with built-in mirrored wardrobes and a window to the side, as well as a luxurious en-suite bathroom complete with a corner shower, toilet, vanity sink units, and a freestanding slipper bath positioned to enjoy the peaceful garden views.

There are three additional well-proportioned bedrooms on this floor, all offering stunning views of the surrounding farmland and countryside. A spacious L-shaped shower room, featuring a sleek three-piece suite with vanity units, serves these rooms. The property is equipped with double glazing throughout and an energy-efficient air-source heat pump system, ensuring comfort throughout the year.

Externally, Rookery Cottage is set within a beautifully landscaped plot of approximately one-third of an acre. A sandstone wall forms part of the front boundary, with gates leading to a spacious driveway with plenty of turning space. Adjacent to the driveway, the lawned garden offers beautiful views over the neighbouring farmland. A sandstone arch leads to the detached garage, and a gate provides access to the rear garden.



Total area: approx. 189.5 sq. metres (2039.7 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 PlanItUp.

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.





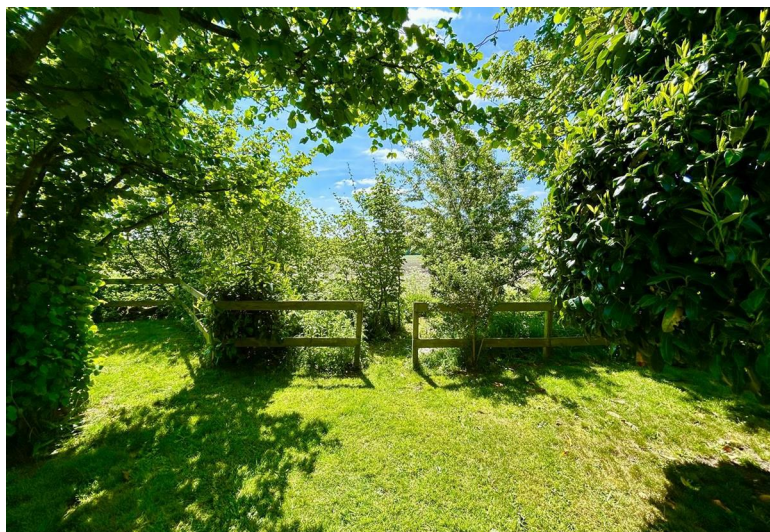
4 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



The rear garden is a true highlight, with a paved patio area perfect for outdoor entertaining. Steps lead up to a raised patio, offering sweeping views of the countryside. The generously sized lawned garden surrounds the property, providing a peaceful retreat with far-reaching views over the fields. A pathway runs along the side of the garage to the greenhouse and garden shed, completing this delightful outdoor space.

Rookery Cottage offers a rare opportunity to acquire a character-rich home, blending historic appeal with the best of modern living. With its spacious interiors, stunning gardens, and tranquil location, this property is a perfect retreat for those seeking a peaceful countryside lifestyle with easy access to local amenities.

#### LOCATION

Conveniently located near Newport, Shrewsbury and Telford, Rookery Cottage provides easy access to amenities, excellent local schools and great transport links, making it an ideal countryside haven with urban conveniences nearby.

#### DIRECTIONS

From Wellington go towards the Princess Royal Hospital. From Apley Avenue take the first exit on the hospital roundabout onto Whitchurch Drive. At the next roundabout go straight over onto the A442 and stay on here for 3.1 miles. Once you come to the roundabout, take the second exit and stay on the A442 for 0.6 miles before turning right. Stay on this road for 3.3 miles and then you will find the property on your left-hand side.

#### GROUND FLOOR

##### ROOMS

##### ENTRANCE HALL

The entrance hall provides access through to the W.C. and integrated storage.



##### LIVING ROOM

The sizeable living room offers beautiful wooden beams and stone features with two French door access points to the conservatory.

##### DINING ROOM

The dining room has tiled flooring and beautiful views overlooking the near countryside.

##### KITCHEN

The large fitted kitchen offers plenty of integrated storage space and beautiful views to the surrounding area.

##### W.C.

The W.C. has a toilet and a hand wash basin.

##### UTILITY

The utility has fitted storage with space for utilities and access to the rear elevation.

##### STUDY

The study is a versatile room with views to the side of the property.

##### CONSERVATORY

The conservatory provides additional living space with French doors leading into the rear garden.

##### BATHROOM

The bathroom is equipped with toilet, hand wash basin and bath facilities

##### FIRST FLOOR

##### BEDROOM ONE

The large double bedroom offers fitted wardrobes and views to both the side and rear of the property.



#### **EN-SUITE**

The en-suite is equipped with toilet, hand wash basin, bath facilities and shower facilities.

#### **BEDROOM TWO**

Another double bedroom with dual aspect windows which offer great views.

#### **BEDROOM THREE**

A double bedroom with a window to the front elevation and a small window to the side.

#### **BEDROOM FOUR**

A well-sized single bedroom with views to the front elevation.

#### **SHOWER ROOM**

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

#### **EXTERNAL**

#### **GARAGE**

The property benefits from a good-sized garage.

#### **STORE ROOM**

The store room is a versatile space.

#### **GARDEN ROOM**

The garden room is a lovely place to sit and enjoy the tranquillity of the surrounding gardens.

#### **GARDEN**

The extensive garden also offers patio area with beautiful views to the surrounding fields.

#### **LOCAL AUTHORITY**

Telford and Wrekin Council – 01952 380 000

#### **COUNCIL TAX BAND**

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Telford and Wrekin Council on 03456789002 or visit [www.gov.uk/council-tax-bands](http://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@hallsgb.com](mailto:telford@hallsgb.com).



FOR SALE

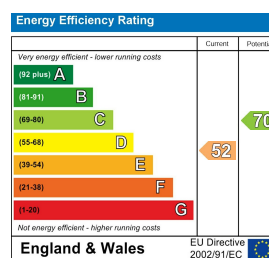
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### Energy Performance Rating



01952 971800

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