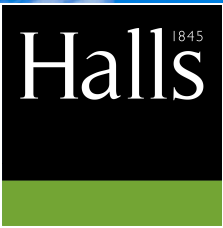


FOR SALE

The Old Green Barn Walton, High Ercall, Telford, TF6 6AR



FOR SALE

£2,500 Per Calendar Month

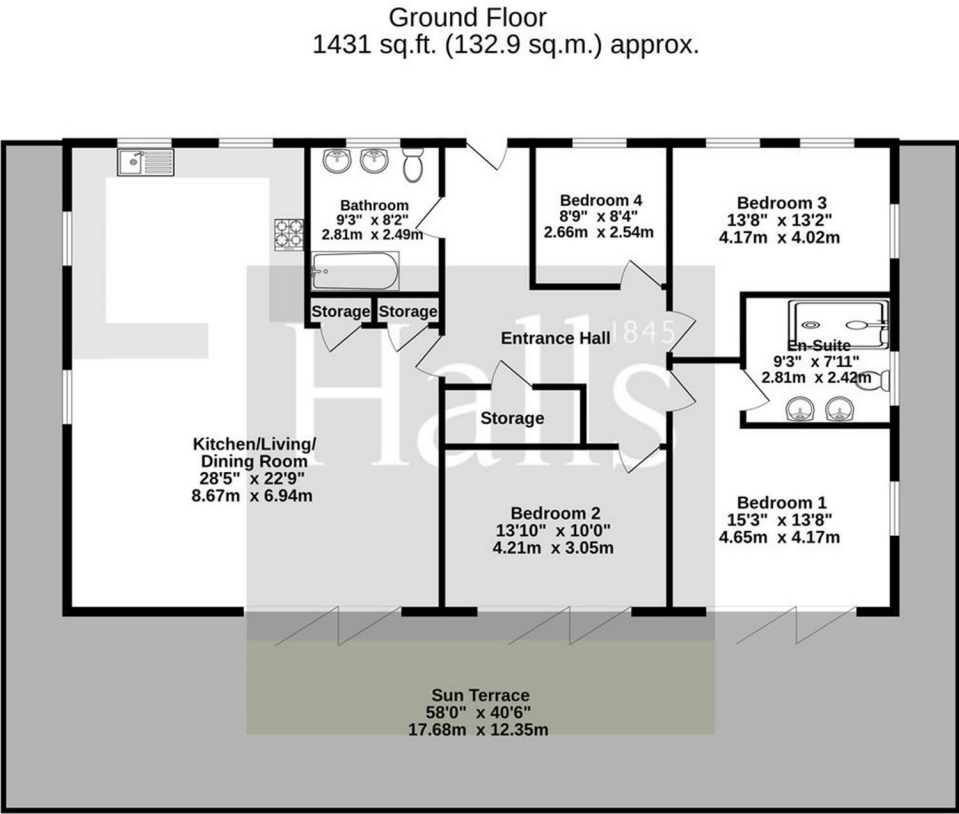
The Old Green Barn Walton, High Ercall, Telford, TF6 6AR

Nestled in the charming village of Walton, High Ercall, Telford, this unique and contemporary house offers comfort and space for modern family living. With a generous area of 1,431 square feet, the property boasts four well-proportioned bedrooms, providing ample room for family members or guests.



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01952 971800

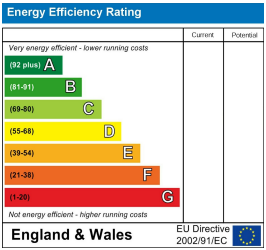


TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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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
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@halls.gb.com




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Residential / Fine Art / Rural Professional / Auctions / Commercial



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Recently Constructed to a Bespoke Design.
- Delightful Rural Location.
- Spacious Living Accommodation.
- Ample Parking.
- Total ft² - 1431.00

DESCRIPTION
Discover a unique blend of rural charm and modern sophistication in this beautifully finished barn conversion, offering stylish single-level living in a tranquil countryside location. With sweeping rural views and a private, gated driveway, this impressive home is perfectly positioned between Telford and Shrewsbury. Internally, there is an expansive open-plan living area bathed in natural light, including seamless bi-folding doors that open onto a generous terrace — perfect for entertaining or simply soaking in the stunning surroundings. The contemporary design is complemented by high-quality finishes throughout, delivering comfort, elegance, and functionality. The property boasts four generous double bedrooms, including a luxurious main suite with an en-suite bathroom and private access to the terrace through bi-folding doors. Bedroom two also enjoys direct outdoor access, creating a harmonious indoor-outdoor lifestyle. Designed with accessibility in mind, this single-level home offers convenience for all, with easy navigation and thoughtful layout features including wide hallways and step-free access. A large garden provides plenty of space for relaxation or recreation, while ample parking ensures practicality is never compromised. Whether you're looking for a peaceful retreat or a stylish countryside base within easy reach of local towns, this exceptional barn conversion truly ticks all the boxes.

LOCATION
Walton is a small hamlet located near the village of High Ercall in the borough of Telford and Wrekin, Shropshire. It lies in a rural area between the towns of Telford and Shrewsbury, surrounded by open countryside and farmland. High Ercall is the nearest larger settlement, offering local amenities, while Telford, just over 10 miles southeast, provides broader services and transport links. The area is known for its peaceful setting and historic character within the West Midlands region.

DIRECTIONS
From our office on Market Street, Wellington, turn right onto Bridge Road. In 0.2 miles take the second exit at the roundabout onto Spring Hill. In 310 yards turn right onto Admaston Road. Stay on this road for one mile before turning right again onto Shawbirch Road. Turn left in 0.5 miles onto the B5063 and left again in 3.7 miles onto the B5062. In approximately 1.3 miles you will find the property on your right hand side.

ROOMS
ENTRANCE HALL
The welcoming entrance hall allows you to walk straight through to the heart of the home.

KITCHEN/LIVING/DINING ROOM
The expansive kitchen/living/dining room is a large open-plan space with a fully fitted kitchen providing ample worktop and storage space as well as bi-fold doors leading onto the sun terrace to create a seamless transition between indoor and outdoor living.

BEDROOM ONE
A double bedroom with bi-fold doors leading out to the sun terrace and views to the side of the property.

EN-SUITE
A white three piece suite, comprising of a shower, his and hers sinks as well as a W.C.

BEDROOM TWO
A double bedroom with views out to the surrounding fields through bi-fold door which lead out onto the sun terrace.

BEDROOM THREE
A double bedroom with dual aspect windows to the front and side of the property

BEDROOM FOUR
A further double bedroom with views to the front elevation.

BATHROOM
A white three piece suite, comprising of bath with overhead shower attachment, his and hers sinks and a W.C.

EXTERNAL

GARDEN
The property provides approximately 1/4 acre of garden with ample space for activities, relaxing or entertaining.

LOCAL AUTHORITY
Telford and Wrekin Council.

COUNCIL TAX BAND
Council Tax Band -

POSSESSION AND TENURE
Freehold with vacant possession on completion.

VIEWINGS
Strictly by appointment with the selling agent.

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.