



The Parlour, Windy Oak Farm
Ellerdine, Nr Telford



The Parlour, Windy Oak Farm

Ellerdine | Shropshire | TF6 6RN

Wellington 6 miles | Telford 12 miles | Newport 12 miles |
Shrewsbury 12 miles | M54 (J6) 18 miles | Stafford station 25 miles

A RECENTLY CONVERTED, THREE BEDROOM BARN
WITHIN A SMALL, UNIQUE DEVELOPMENT
IN AN IDYLIC LOCATION

A well-appointed, single level, three bedroom barn conversion
Modern and spacious open-plan living space with full-height ceilings

Well-equipped kitchen

Private rear garden, designated parking spaces

Opportunity to purchase land (by separate negotiation)

Woodland and quiet country lanes, perfect for equestrians

Tranquil, idyllic location down a half-mile drive



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The quaint hamlet of Ellerdine is situated just six miles north of the busy market town of Wellington in the heart of beautiful North Shropshire countryside. This historic town, which was granted a market charter in 1244 and still has a thriving street market, boasts a number of supermarkets, doctors' surgery, leisure facilities, mainline train station and the well-renowned Wrekin College public school. Further afield, both just 12 miles distant, are Telford and the historic county town of Shrewsbury which provide a greater variety of amenities.

This area of Shropshire is extremely well-served with both private and state primary and secondary schools and Harper Adams University is a short distance away. International airports are to be found within approximately 1.5 hour's drive and there are mainline train stations at Stafford and Crewe with links to Birmingham from Telford Station.

The Property

The Parlour is found in a stunning location at the end of a half-mile long private drive making it both secluded and idyllic. This small development, in the barns accompanying the original farmhouse, totals five lovely dwellings surrounded by open farmland. This charming, end-terrace barn conversion has been completed to a high specification and boasts original features including wooden beams, an exposed brick wall and full height ceilings making it light and airy whilst simultaneously being cosy.

All on one level, and therefore perfect for those with limited mobility, the living space is contemporary and versatile. The dining/sitting area has dual aspect windows and double doors to the garden. The fully fitted kitchen has NEVE appliances and a breakfast bar. The Parlour has three bedrooms, one of which is a single, and a family bathroom with shower over the bath. The decoration throughout is neutral and calm, making this lovely property a haven of peace and tranquillity.

Outside areas

Externally there is an enclosed garden to the rear, perfect for children or dogs. Mostly laid to lawn it includes a paved patio area and a storage shed. No borders have been planted making it a blank canvas for someone to put their personal stamp on. There are also private parking spaces outside the property.





Land

There is an option to buy, by separate negotiation, up to two acres of land approximately 200m from the property which would make The Parlour the perfect property for those with equestrian interests or those just wanting space for animals.

Equestrian opportunities

Immediately adjacent to the development is access to 25 acres of woodland which provide a perfect area to ride through and the property is surrounded by a plethora of quiet country lanes and tracks ideal for hacking out without having to cross busy roads. In addition there are a number of equestrian facilities, including competition venues, within a short drive.



Services

Mains water and electric are connected. Drainage is to a communal drainage system. Air-source heating.

There is a service charge to cover maintenance of communal areas. The cost of services and maintenance of the driveway is shared with the adjoining and adjacent properties.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Telford & Wrekin Council, Addenbrook House, Telford, TF3 4NT.

Council Tax Band

Band D.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, on 01630 692500 or sales@barbers-rural.co.uk.

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