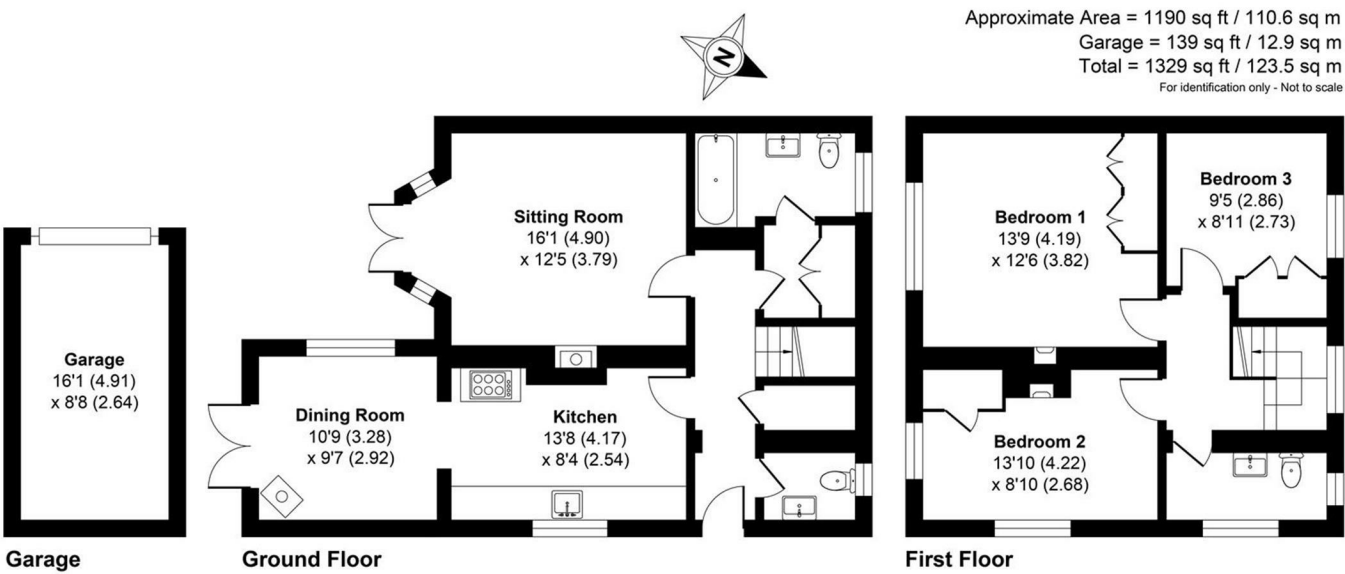


FOR SALE

1 Kingswell Cottages, Ellerton, Newport, TF10 8DU



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.



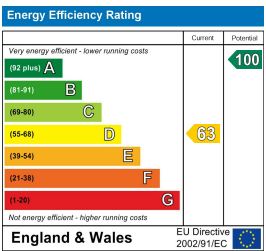
FOR SALE

Offers in the region of £375,000

1 Kingswell Cottages, Ellerton, Newport, TF10 8DU

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



Charming three-bedroom cottage set in a stunning rural location with far-reaching countryside views. Boasting a large, private landscaped garden, character features throughout, and ample parking, this beautifully maintained home offers space, privacy, and lifestyle in equal measure.



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Telford Sales
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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s





- **Idyllic Rural Setting**
- **Period Features**
- **Large Secluded Plot**
- **Garage with Ample Parking**
- **Open-Plan Kitchen/Diner**
- **Sought-After Location**

DESCRIPTION
Tucked away in a peaceful rural setting and surrounded by far-reaching countryside views on three sides, this charming three-bedroom cottage offers a rare blend of character, space, and privacy. With uninterrupted views of The Wrekin and a beautifully landscaped garden, the property delivers a truly special lifestyle opportunity.

Approached via a gated driveway, the cottage immediately sets a welcoming tone, with a paved pathway leading to the front entrance and a cosy seating area perfect for enjoying the tranquil surroundings. A second set of double gates to the side opens onto additional parking, ideal for larger vehicles such as a motorhome, while a garage and further driveway space ensure ample parking for modern living.

Inside, the home has been thoughtfully maintained and offers well-proportioned, future-proofed accommodation filled with warmth and character. Exposed timbers, solid oak internal doors, and two inviting wood-burning stoves create a cosy yet spacious feel, complemented by generous built-in storage throughout. Natural light flows beautifully through the cottage, with dual-aspect rooms and French doors opening out to the garden, seamlessly connecting indoor and outdoor living.

The heart of the home is a welcoming kitchen and dining space, where granite worktops, a traditional Butler sink, and room for a range-style cooker combine practicality with rustic charm. The adjoining living areas provide ideal spaces for both relaxation and entertaining, each enjoying garden views and direct access to the patio. A well-appointed bathroom and a cleverly designed laundry area complete the ground floor.

Upstairs, the sense of space continues, with a striking picture window on the landing perfectly framing the surrounding countryside. The bedrooms enjoy peaceful outlooks, including a particularly impressive principal room with fitted wardrobes and uninterrupted views towards The Wrekin. Each room offers a comfortable and versatile layout, enhanced by charming features and natural light.

Outside, the rear garden is a true highlight—generous, private, and beautifully established. Mainly laid to lawn, it is bordered by mature hedging, trees, and deep, well-stocked beds filled with shrubs and perennials, creating a colourful and secluded retreat. A large paved patio provides the perfect setting for outdoor dining and entertaining, while a unique garden pod—currently used as a yoga and therapy studio—adds a flexible and inspiring additional space (available by separate negotiation).

This is a home that effortlessly combines countryside tranquillity with practical living, offering space, charm, and versatility in equal measure. Viewing is essential to fully appreciate not only the accommodation, but the setting, privacy, and lifestyle this delightful cottage has to offer.

LOCATION
The property enjoys a peaceful position within the rural village of Ellerton, surrounded by an abundance of countryside and picturesque canal-side walks, ideal for those who enjoy the outdoors. Nearby, the well-served market towns of Newport and Market Drayton offer a wide range of amenities including independent shops, supermarkets, pubs, and eateries, with Newport also benefiting from a Waitrose.

For commuters, the A41 is easily accessible, providing convenient links towards Chester, as well as the M54 for onward travel to Telford and the wider motorway network. The A518 also offers routes to Stafford and Telford, making the location both tranquil and well-connected.

Closer to home, the neighbouring village of Cheswardine provides a welcoming community atmosphere, with two pubs, a village hall, and a community shop catering to everyday needs.

- ROOMS**
- GROUND FLOOR**
- ENTRANCE HALL**
- SITTING ROOM**
16'1 x 12'5
- KITCHEN**
13'8 x 8'4
- DINING ROOM**
10'9 x 9'7
- SHOWER ROOM**

- FIRST FLOOR**
- LANDING**
- W.C.**
- BEDROOM ONE**
13'9 x 12'6
- BEDROOM TWO**
13'10 x 8'10
- BEDROOM THREE**
9'5 x 8'11

- EXTERNAL**
- GARAGE**
- LOCAL AUTHORITY**
Stafford Council
- COUNCIL TAX BAND**
Council Tax Band: B

- POSSESSION AND TENURE**
Freehold with vacant possession on completion.
- VIEWING ARRANGEMENTS**
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.