

The Alley, Little Wenlock, Telford

4 2 2

£490,000

- Grade II Listed four-bedroom cottage
- Original property dating back to circa 1450
- Separate living and dining rooms
- Private parking for multiple vehicles
- Sought-after village location
- Ground floor first floor bathrooms
- Freehold
- EPC rating F


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Nestled in the heart of the sought-after village of Little Wenlock, **Rose Cottage** is a truly enchanting Grade II Listed four-bedroom home, seamlessly blending centuries of character with thoughtfully designed modern living. Dating back to **circa 1450**, the original timber-framed cottage has been sympathetically extended in **2012**, creating a wonderful family home that retains its historic charm while offering generous and versatile accommodation.

The ground floor comprises a welcoming entrance hallway leading to a spacious living room, perfect for relaxing with family or entertaining guests. The well-proportioned kitchen offers ample workspace and storage and flows through to a separate dining room, creating an ideal setting for formal dining. A useful laundry room and a ground floor bathroom add further practicality to the home.

To the first floor are **four bedrooms**, including a generous principal bedroom, alongside a family bathroom. The versatile layout provides ample space for growing families, guests or those working from home.

Outside, the property enjoys beautifully established gardens to the rear, featuring a large lawn, colourful flower beds and a delightful summer house—ideal for enjoying the peaceful surroundings. A former piggery has been cleverly converted into excellent outdoor storage, while a private parking area to the side provides off-road parking for multiple vehicles. To the front, a further lawned garden enhances the cottage's picturesque kerb appeal, with additional on-street parking available.

Situated just a short stroll from the centre of **Little Wenlock**, within walking distance of the iconic Wrekin, the property is perfectly placed to enjoy the village's traditional pub and historic church, while also benefiting from excellent transport links to Telford, Shrewsbury and the wider region.

Combining period charm, modern convenience and an idyllic village setting, **Rose Cottage** offers a rare opportunity to acquire a truly special family home.

Freehold / Council Tax Band E / EPC F





Room Measurements

Kitchen 5.17m x 3.53m (17'0" x 11'7")

Dining Room 4.81m x 3.66m (15'10" x 12'0")

Hallway 2.84m x 1.11m (9'4" x 3'7")

Living Room 5.22m x 4.02m (17'1" x 13'2")

Ground Floor Bathroom 1.68m x 1.74m (5'6" x 5'8")

Laundry Room 2.8m x 1.87m (9'2" x 6'1")

Landing Room 4.99m x 2.94m (16'5" x 9'7")

Bedroom Two 3.79m x 2.61m (12'5" x 8'7")

Bedroom Three 3.74m x 2.39m (12'4" x 7'10")

Landing hallway 5.14m x 0.91m (16'11" x 3'0")

Bedroom One 5.01m x 2.99m (16'5" x 9'10")

Bedroom Four 2.9m x 2.41m (9'6" x 7'11")

First Floor Bathroom 2.85m x 2.39m (9'5" x 7'10")

AML Regulations

We are required by law to conduct anti-money laundering checks on all those buying a property, to comply with HMRC legislation and prevent criminal activity. These legally mandated checks are carried out by our partner Lifetime Legal, for which there is a nominal charge of £60 (including VAT), which you pay directly to them and covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.


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Ground Floor



Floor 1

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Property is personal

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Approximate total area(1)

1470 ft²
136.6 m²

Reduced headroom

100 ft²
9.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

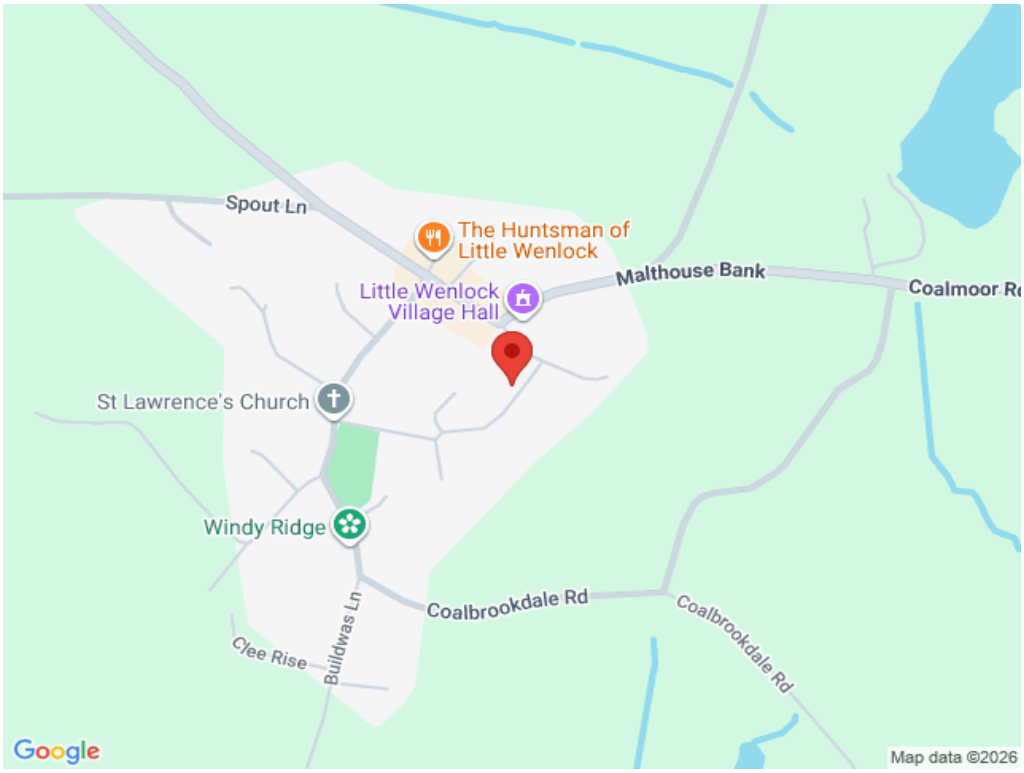
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

QR Codes

Material Information Report

Virtual Tour



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Property is personal

Belvoir Telford

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