

FOR SALE



6 Station Hill, Telford, TF2 9AA

Approximate Area = 1518 sq ft / 141. sq m  
Garage = 166 sq ft / 15.4 sq m  
Outbuilding = 333 sq ft / 30.9 sq m  
Total = 2017 sq ft / 187.3 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1353528



FOR SALE

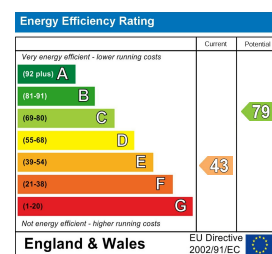
Offers in the region of £575,000

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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



POSITIVE PRE-APP FOR ERECTION OF SEPERATE DWELLING. This spacious 4 bed detached Duke of Sutherland cottage sits on a generous plot with a large outbuilding/garage.



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3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Positive Pre-App for a Separate Dwelling
- Large Plot with Ample Parking
- Double Garage with Office
- Versatile Accommodation
- Duke of Sutherland Detached Cottage
- Spacious Throughout

Ideally located close to local amenities, this well-presented home balances charm, space, and opportunity, making it an exceptional choice for those seeking a unique and adaptable property.

**LOCATION**

Oakengates is a historic market town in the heart of Telford, offering a welcoming community and a great mix of amenities. The town boasts its own railway station with direct links to Shrewsbury and Birmingham, as well as excellent road connections via the M54. Residents enjoy a lively high street with shops, supermarkets, and cafés, plus a regular Saturday market. Cultural highlights include Telford Theatre and The Wakes community hub, while nearby parks provide green space for leisure and recreation. With ongoing investment and regeneration, Oakengates combines character, convenience, and connectivity—making it a highly appealing place to live.

**ROOMS**

**GROUND FLOOR**

**RECEPTION ROOM**  
12'11" x 12'7"

**LOUNGE**  
14'9" x 11'5"

**DINING ROOM**  
11'10" x 8'5"

**KITCHEN**  
10'5" x 9'10"

**DESCRIPTION**

This well presented Duke of Sutherland detached cottage offers a rare opportunity to acquire a home of character and charm, set on a generous plot of just under an acre with a wealth of flexible accommodation. Recently redecorated and freshly painted externally, the property combines period features with modern touches, creating a welcoming home.

Spacious throughout, the cottage boasts three reception rooms, a light-filled conservatory, and a well-appointed kitchen, while a ground floor shower room adds further convenience. Providing excellent space for family life and entertaining. Upstairs, the main bedroom benefits from fitted wardrobes and its own en-suite, there are also three more well-proportioned bedrooms which share a large family bathroom.

The property sits within a large garden, offering wonderful outdoor space, with ample parking options and a double garage complete with office—perfect for home working or hobbies. A positive pre-application has also been secured for the erection of a separate dwelling on the plot, making this a highly versatile purchase suitable for a range of uses (STPP).

**CONSERVATORY**  
9'3" x 8'0"

**SHOWER ROOM**

**FIRST FLOOR**

**BEDROOM ONE**  
12'11" x 12'5"

**ENSUITE**

**BEDROOM TWO**  
12'0" x 8'5"

**BEDROOM THREE**  
10'5" x 9'10"

**BEDROOM FOUR**  
11'6" x 7'4"

**BATHROOM**

**EXTERNAL**

**OUTBUILDING**

**GARAGE**  
18'2" x 9'1"

**OFFICE**  
8'11" x 8'2"

**GARDEN**

**LOCAL AUTHORITY**  
Telford and Wrekin Council.

**COUNCIL TAX BAND**  
Council Tax Band: D

**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.