



Heathcote, 2 Heath Lane, Ellerdine, Telford, Shropshire, TF6 6QT

BERRIMAN  
EATON



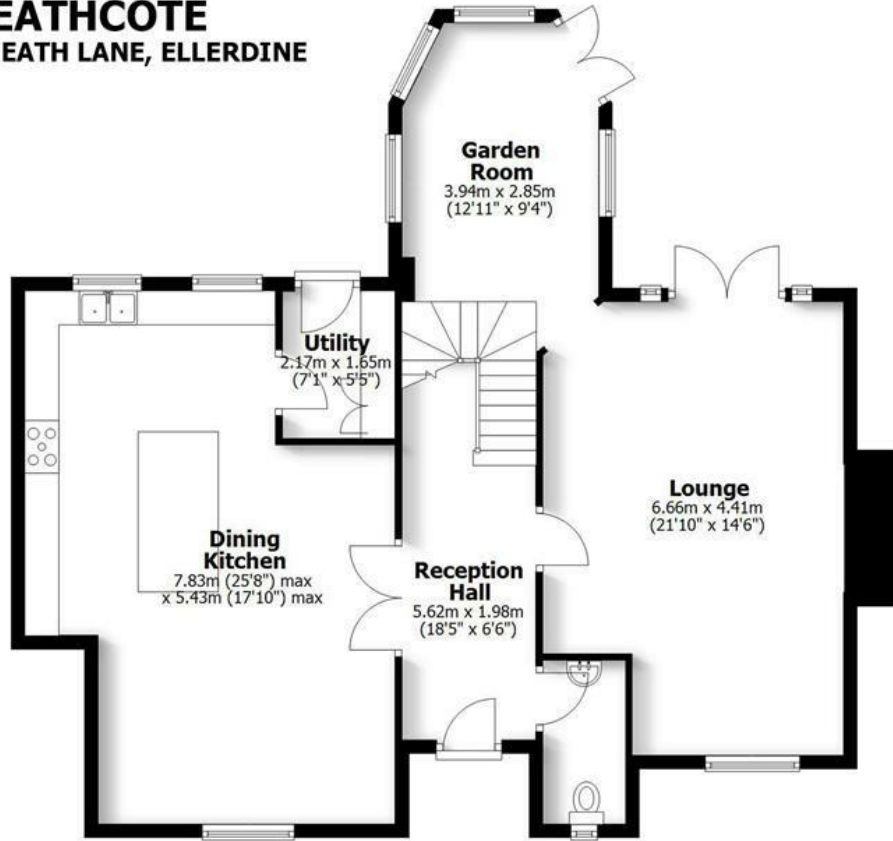


## Heathcote, 2 Heath Lane, Ellerdine, Telford, Shropshire, TF6 6QT

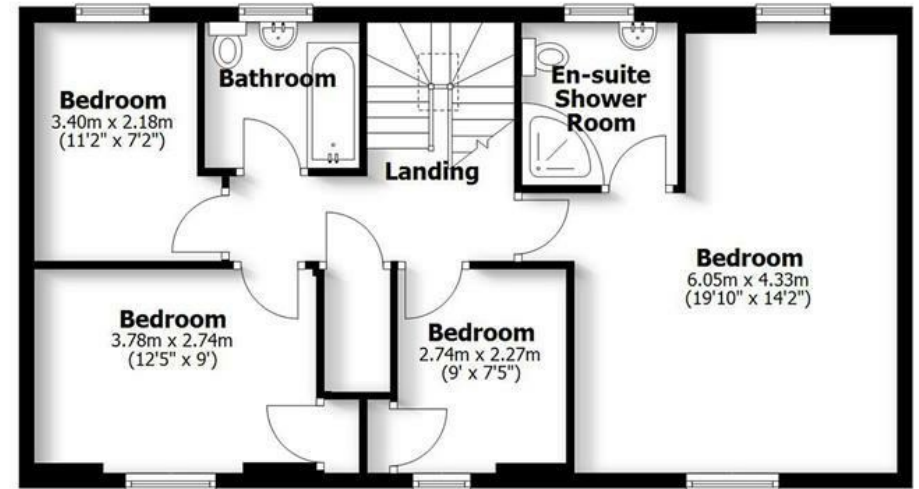
Built by the current owners and presented to an exceptional standard throughout, this impressive four-bedroom detached home sits within approximately 3.7 acres of beautifully maintained formal gardens, orchard and adjoining paddocks, enjoying stunning far reaching views across the surrounding countryside. Occupying a private setting, the property further benefits from a detached double garage and a substantial 25ft store/outbuilding positioned to the rear, offering excellent additional storage or potential for a variety of uses.

Wellington - 7 miles, Telford - 10 miles, Shrewsbury - 12 miles, Newport - 10 miles, Market Drayton - 11 miles,  
Whitchurch - 16 miles, Stafford - 23 miles. (All distances are approximate).

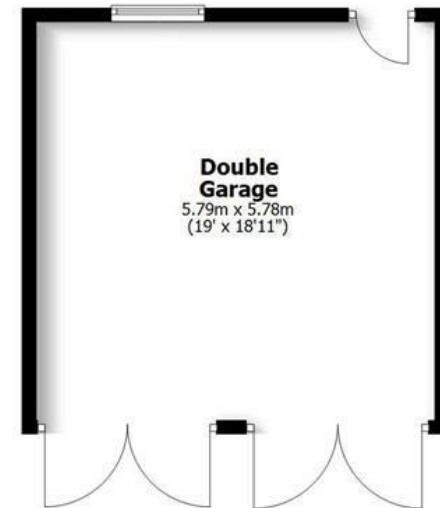
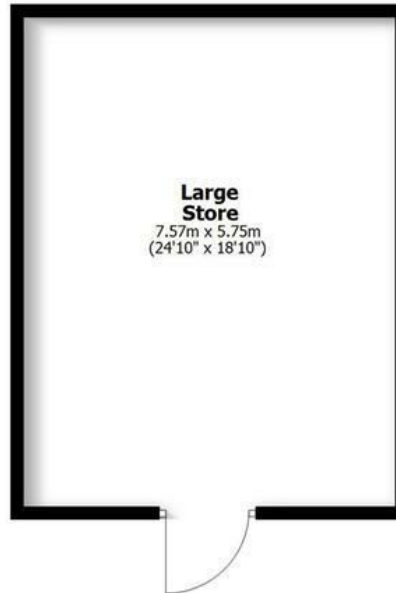
**HEATHCOTE**  
2 HEATH LANE, ELLERDINE



**Ground Floor**



**First Floor**



HOUSE: 166.2sq.m. 1,789.3sq.ft.  
GARAGE: 33.5sq.m. 360.2sq.ft.  
**TOTAL: 199.7sq.m. 2,149.5sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

## LOCATION

Ellerdine is a small rural hamlet in north-east Shropshire, surrounded by open farmland and attractive countryside views. The area offers access to a number of rural walking routes and bridleways, making it ideal for those who enjoy outdoor country living. The hamlet benefits from convenient road connections via the A442 and A53, providing straightforward travel toward Telford, Shrewsbury and Market Drayton. Local amenities include the well supported Ellerdine Village Hall, which hosts a variety of community events and activities throughout the year for residents and visitors alike. Nearby public houses include the traditional Royal Oak, locally known as "The Tiddy", a popular rural pub serving the local community and visitors to the area.

## ACCOMMODATION

From the covered entrance porch, the front door opens into a spacious reception hall featuring limestone tiled flooring with underfloor heating, which continues through to the guest cloakroom and dining kitchen. From the hall, a turning staircase rises to the first floor, with useful understairs storage and access to the guest cloakroom/WC.

Glazed double doors lead into an impressive open plan dining kitchen enjoying a dual aspect. The kitchen is fitted with a range of bespoke solid wood base and wall cabinets together with a central island incorporating a breakfast bar with granite worktops over. Integrated features include an inset ceramic sink, Rangemaster cooker, dishwasher, and space for additional appliances. Adjacent to the kitchen is a practical utility room housing the air source heat pump control unit, with an additional sink and space for laundry appliances. A rear door provides direct access to the gardens. Across the hall is the lounge, which is laid with engineered oak flooring and benefits from underfloor heating. A large exposed brick fireplace with a cast iron log burning stove forms an attractive focal point. A window overlooks the front elevation, while French doors open onto the rear patio terrace. Leading off the lounge is a delightful garden room, also featuring limestone tiled flooring and underfloor heating. Windows and patio doors provide an abundance of natural light and enjoy attractive views across the gardens and surrounding countryside.

From the hall, the turning staircase rises to the first-floor landing, which benefits from a skylight and airing cupboard. The principal bedroom suite enjoys a dual aspect with far reaching views to the rear. The en-suite shower room is fitted with a white suite comprising a WC, wash hand basin, and corner shower enclosure. The first floor accommodation is completed by three further bedrooms, two of which benefit from built-in storage and are served by the family bathroom fitted with a white suite including a WC, wash hand basin, and panelled bath with shower over.

## OUTSIDE

Accessed via a private lane, Heathcote is set back behind a generous gravelled driveway providing ample parking together with a detached double garage, which also has an EV charger.

Beautifully maintained lawned gardens extend to the front and wrap around to the rear of the property, bordered by colourful, well-established flower beds hosting a wide variety of ornamental shrubs and plants. To the rear, the gardens feature a paved patio terrace ideal for outdoor entertaining and are enclosed by post and rail fencing, extending into a small orchard with a selection of mature fruit trees. Within the grounds is a substantial 25ft timber store/outbuilding providing excellent storage space and potential for a variety of uses.

To the front of the property is an additional formal garden area which includes a productive vegetable patch. Beyond the gardens lie adjoining paddocks, which benefit from separate vehicular access, making the property particularly well suited for equestrian or smallholding use.

## SERVICES

We are advised by our client that mains water, electricity and drainage are connected. Central heating via an Air source heat pump. The property was completed in 2016. Verification should be obtained from your surveyor.

## COUNCIL TAX

Telford and Wrekin.  
Tax Band: F

## FIXTURES AND FITTINGS

By separate negotiation.

## TENURE

We are advised by our client that the property is FREEHOLD. Vacant possession will be given upon completion. Verification should be obtained by your Solicitors.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

Offers Around £795,000

EPC:

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.







**Tettenhall Office**  
01902 747744  
[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

**Bridgnorth Office**  
01746 766499  
[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

**Wombourne Office**  
01902 326366  
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

**Lettings Office**  
01902 749974  
[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

**BERRIMAN EATON**