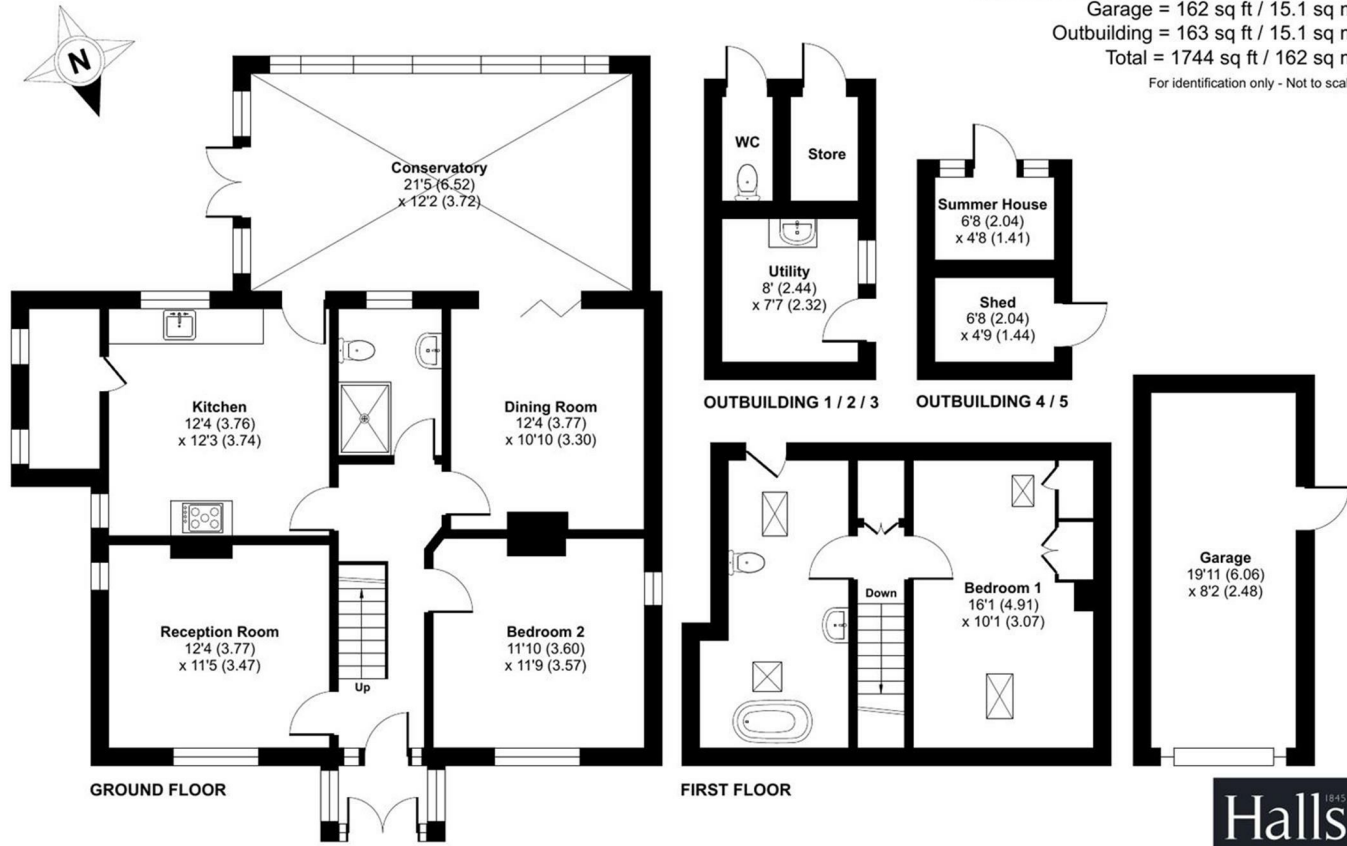


FOR SALE



Ryecroft Cold Hatton, Telford, TF6 6QJ

Approximate Area = 1419 sq ft / 131.8 sq m
Garage = 162 sq ft / 15.1 sq m
Outbuilding = 163 sq ft / 15.1 sq m
Total = 1744 sq ft / 162 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 2026. Produced for Halls. REF: 1456247



FOR SALE

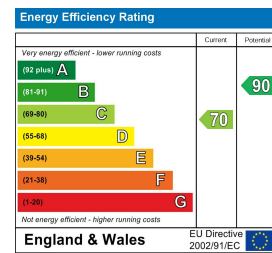
Offers in the region of £425,000

Ryecroft Cold Hatton, Telford, TF6 6QJ

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

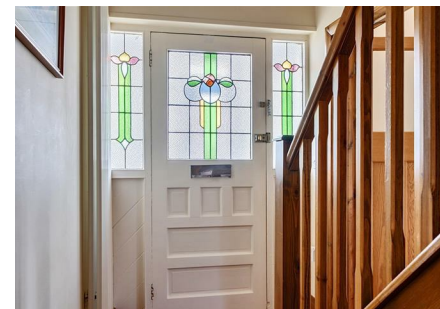


Charming detached dormer bungalow offering versatile accommodation with three double bedrooms, two bathrooms and stunning views to both front and rear. Featuring a large conservatory, south-facing garden with summer house, double driveway and garage, plus owned solar panels and planning permission granted to extend (TWC/2025/0021). A beautifully presented home full of character and potential.



01952 971800

Telford Sales
32 Market Street, Wellington, Telford, TF1 1DT
E: telford@hallsgb.com



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2 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- Stunning Views to Front and Rear
- Large Rear Garden with Summer House
- Planning Permission to Extend (TWC/2025/0021)
- Double Driveway with Garage
- Versatile Accommodation
- Well Presented and Maintained

Externally, the property continues to impress with a large south-facing rear garden featuring decking, patio seating areas and a charming summer house, all designed to make the most of the sunny aspect and surrounding outlooks. A useful outbuilding houses a utility room, W.C. and additional garden storage, while ample storage options can also be found throughout the home itself.

Further benefits include a double driveway, garage, owned solar panels and a wealth of attractive period features, all combining to create a unique and well-maintained home in a truly enviable setting.

LOCATION

Cold Hatton is a peaceful rural hamlet ideally positioned for access to Shrewsbury, Telford, Wellington and the wider north Shropshire area. Nearby Waters Upton provides everyday conveniences including a local shop and primary school, while Wellington offers a wider range of amenities, secondary schooling and transport links. The M54 motorway network is also within easy reach, providing convenient connections towards Wolverhampton, Birmingham and beyond.

ROOMS

GROUND FLOOR

PORCH

ENTRANCE HALL

LOUNGE

DESCRIPTION

This charming detached dormer bungalow offers beautifully presented and highly versatile accommodation, perfectly suited to a range of buyers while enjoying stunning open views to both the front and rear. Combining character features with practical modern living, the property also benefits from planning permission granted for an extension (TWC/2025/0021), presenting exciting potential for future development.

The accommodation is thoughtfully arranged over two floors and includes three generous double bedrooms, with two located on the ground floor and a further bedroom upstairs, alongside two well-appointed bathrooms – one on each level. A spacious conservatory to the rear provides an excellent additional reception area, enjoying delightful views over the garden and creating an ideal space for relaxing or entertaining.

KITCHEN

BEDROOM ONE

BEDROOM TWO / DINING ROOM

SHOWER ROOM

CONSERVATORY

FIRST FLOOR

BEDROOM THREE

BATHROOM

EXTERNAL

OUTBUILDING

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX BAND

Council Tax Band: D

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

ADDITIONAL REMARKS

Please note: this property is being marketed by a relative of an employee of Halls Holdings Ltd.

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.