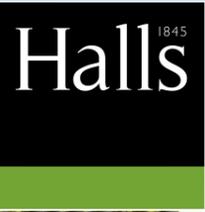
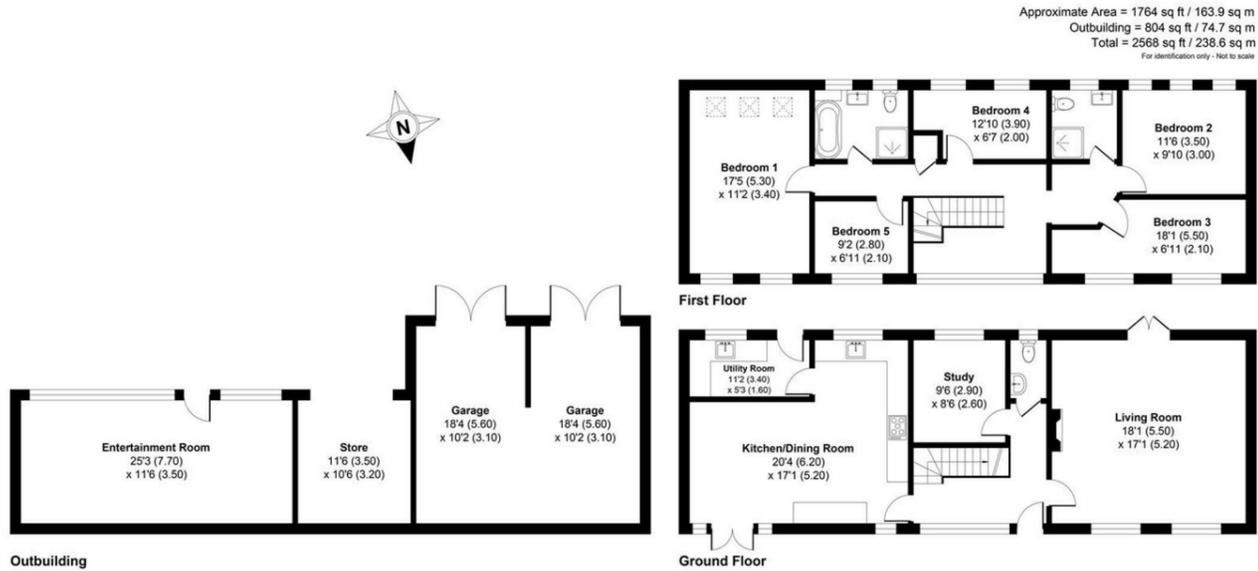


FOR SALE



The Coach House Church Road, High Ercall, Telford, TF6 6AF



Outbuilding
 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

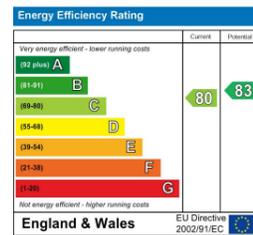
Offers in the region of £675,000

The Coach House Church Road, High Ercall, Telford, TF6 6AF

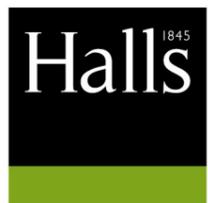
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



An impressive detached barn-style family home set within generous wraparound gardens in the sought-after village of High Ercall. Offering spacious and beautifully presented accommodation, the property includes a superb open-plan kitchen/dining room, a large living room with log burner and five bedrooms. A substantial detached barn provides garaging and a bar/entertaining space, with planning permission granted for conversion to a spacious annex.



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Telford Sales
 32 Market Street, Wellington, Telford, TF1 1DT
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2 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s



- Planning Permission for Annexe
- Large Detached Country Residence
- Wrap-Around Gardens
- Double Garage with Large Driveway
- High Specification and Well-Presented
- 17th Century Barn Outbuilding

Upstairs, the accommodation continues with five well-proportioned bedrooms arranged around a galleried landing. The principal bedroom is served by a recently updated bathroom finished to a particularly high standard, while additional bathroom and shower facilities ensure the property functions comfortably for family life and visiting guests alike.

The gardens wrap around the property, providing generous outdoor space that complements the house perfectly. There is ample room for children to play, for outdoor entertaining, or simply for enjoying the surrounding sense of openness. A gated driveway provides parking for several vehicles and gives the property an attractive sense of arrival. Once the gates are closed, the property is completely secure - perfect for families with children and pets.

A particularly notable feature of The Coach House is the detached outbuilding, which forms part of the original barn believed to date from the 17th century. This provides a double garage, open store and a substantial hobbies room currently arranged as a bar and entertainment space, with large windows and exposed timbers creating a distinctive and characterful setting for gatherings with family and friends.

Planning permission has been granted for the conversion of this building to create a spacious detached annexe, offering excellent potential for multi-generational living or guest accommodation. The current owners advise that initial utility supply works were undertaken in 2017 to commence the permission and therefore it remains valid. Further information is available via Telford & Wrekin Council Planning (Ref: TWC/2013/0859).

Altogether, The Coach House offers a rare combination of character, flexibility and generous living space, creating a home well suited to modern family life.

LOCATION

High Ercall is a well-regarded Shropshire village offering a strong sense of community together with a range of everyday amenities. The village benefits from a highly regarded primary school, a village shop with post office, tennis club and historic church, while secondary schooling is easily accessible via local bus services. The larger centres of Shrewsbury and Telford are both within comfortable driving distance, providing an extensive choice of shopping, leisure and educational facilities, along with rail links for commuting further afield. Surrounded by attractive Shropshire countryside, the area is particularly well suited to those who enjoy walking, cycling and outdoor pursuits.

ROOMS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

18'1 x 17'1

STUDY

9'6 x 8'6

KITCHEN/DINING ROOM

20'4 x 17'1

UTILITY ROOM

11'2 x 5'3

W.C.

FIRST FLOOR

BEDROOM ONE

17'5 x 11'2

BEDROOM TWO

11'6 x 9'10

BEDROOM THREE

18'1 x 6'11

BEDROOM FOUR

12'10 x 6'7

BEDROOM FIVE

9'2 x 6'11

BATHROOM

SHOWER ROOM

EXTERNAL

OUTBUILDING

25'3 x 11'6

DOUBLE GARAGE

LOCAL AUTHORITY

COUNCIL TAX BAND

POSSESSION AND TENURE

VIEWING ARRANGEMENTS

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.