



Fern Hill, Middle Lane, Cold Hatton Heath

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Fern Hill, Middle Lane, Cold Hatton Heath, Nr. Telford, TF6 6QA

Freehold £599,995



Proposed Visuals.

**Fern Hill is a tasteful Detached Bungalow with versatile accommodation, sitting in an elevated position
With views over neighbouring farmland to the front**

- Tastefully presented Detached Bungalow
- Delightful Grounds and Gardens of approx. 1.86 acres
- Fitted Kitchen, Sitting Room and Conservatory
- Bathroom, Entrance Hall / Study area
- Two or Three Bedrooms, Bathroom with four piece suite
- Planning permission granted for a 'Grand Design' or other multiple extension options



Brief Description

Fern Hill is a tasteful Detached Bungalow, pleasantly located at the very end of the lane with beautiful, elevated views over the neighbouring farmland to the front. The delightful grounds of the Bungalow are frequently visited by numerous local Pheasants and extend to approx. 1.86 acres. Entering through a five bar gate over a tarmac driveway with turning area which carries on to a Detached Garage. A pathway leads from this rear parking area, around to the front Entrance Porch and into the property.

The generously proportioned Entrance Hall provides an excellent area for Study / Home Office use with doors off to the accommodation. To the rear is the Kitchen, having a good range of drawers, base and wall mounted units with complementary working surfaces, integral eye level oven, electric hob and extractor over, provision for washing machine, stainless steel sink unit and window offering lovely views to the rear. A door leads into a passage with useful cupboard and carries on into the Conservatory, with views to the front, side and rear. Still on the rear, an opening leads from the Kitchen into the Sitting Room with windows and French doors looking out to the rear.





The Bathroom has a four piece coloured suite including a separate shower cubicle. Bedroom One has fantastic views to the front and a range of built-in open wardrobes with top boxes over; Bedroom Two (or a second reception room) has a delightful walk-in bay window to the front and feature fireplace. Bedroom Three overlooks the side garden area. The accommodation benefits from double glazing and oil fired central heating.



Externally, the plot is made up of gardens with abundantly stocked borders and a paddock, providing attractive surrounds in this beautiful tranquil locality; there is a detached garage, three sheds, a green house and a large outbuilding.



Fern Hill also offers an excellent Development Opportunity, with several extension options along with planning permission granted for a stunning “grand design” style extension: Planning reference TWC/2022/0630, for the “Creation of an additional floor, erection of a two storey front extension, 2no. single storey side extensions and erection of a two storey rear extension and amendments to existing access and creation of a new access”.



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LOCATION

The property is situated at the end of Middle Lane in Cold Hatton Heath, an idyllic Hamlet, close to the nearby Villages of Waters Upton and Ellerdine Heath. The traditional Market Towns of Wellington and Newport are approx. 6 miles distant and offer a variety of local shops, supermarkets and leisure amenities. The property is also convenient for commuters with good road links to the A442, A49 and M54 providing links to the West Midlands Conurbation, Telford, Shrewsbury and Cheshire.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity is available. Heating is by way of an oil fired system. There is a private water source and septic tank drainage. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

Proceed along the A442 towards Crudgington and as you approach the Crossroads carry on straight through until you reach the Village of Waters Upton - continue through on the A442 for approx. 1.25 miles and as you approach Cold Hatton Heath turn right into Middle Lane (just past Nobridge Nurseries on your left). Proceed for approximately one third of a mile and Fern Hill will be found on your right hand side.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ.
Council Tax Band E.

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

The Proposed Visuals used are architect's drawings and are to be used for illustrative purposes only.

WE3310.070623

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

ENTRANCE HALL 9' 9" x 7' 9" (2.97m x 2.36m)

SITTING ROOM 10' 9" x 9' 2" (3.28m x 2.79m)

KITCHEN 14' 9" x 10' 3" (4.5m x 3.12m)

CONSERVATORY 10' 1" x 8' 0" (3.07m x 2.44m)

BATHROOM 10' 9" x 6' 4" (3.28m x 1.93m)

BEDROOM ONE 14' 8" x 10' 9" (4.47m x 3.28m)

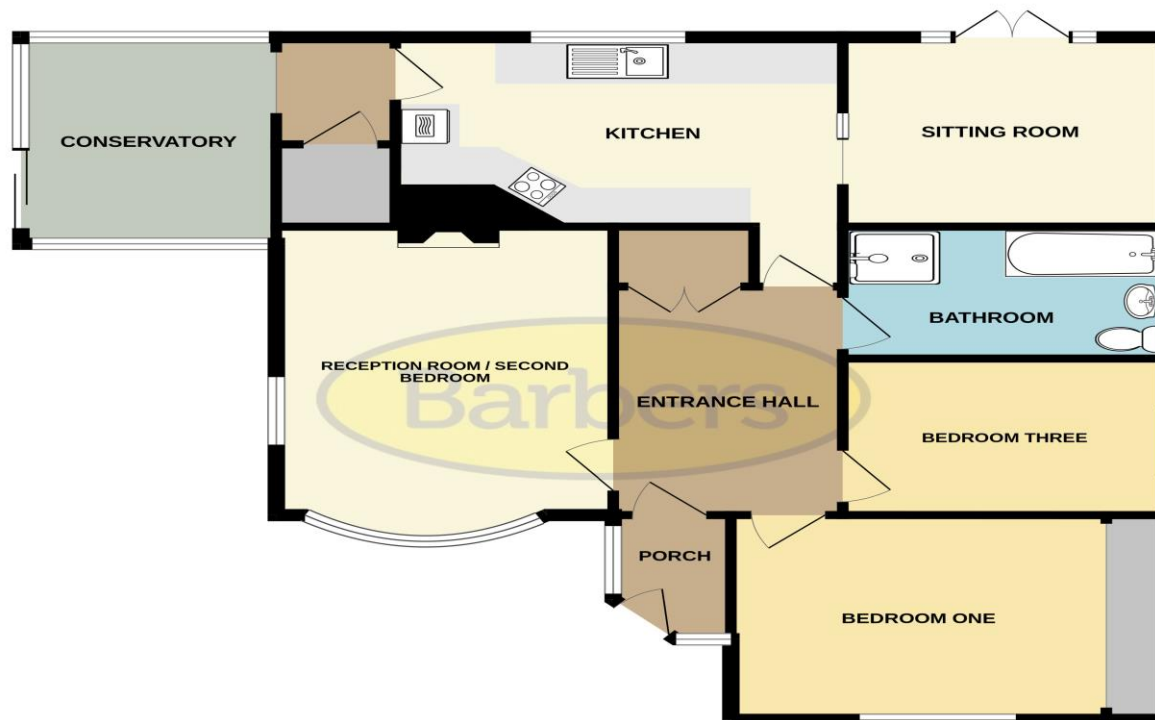
BEDROOM TWO 11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM THREE 10' 9" x 7' 4" (3.28m x 2.24m)

GARAGE 17' 4" x 11' 9" (5.28m x 3.58m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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