



Rookery Cottage, 47 Bolas Heath

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This beautiful Four Bedroom Country Cottage has a plethora of character features throughout and is located in a desirable Hamlet being surrounded by far reaching views over the neighbouring farmland and countryside.

- Detached Country Cottage in a desirable Hamlet location
- Breakfast Kitchen, Utility Room, Ground floor Bathroom
- Sitting Room, Dining Room, Study and Conservatory
- Master Bedroom Suite with Dressing Area and En-suite
- Three Further Bedrooms, Shower Room
- Double Glazing, Air Source Heat Pump system
- Garage, Driveway Parking and useful sheds
- Lovely gardens of approx. one third of an acre



Brief Description

Rookery Cottage is a lovely rendered property, originally dating back more than 200 years, with a plethora of original features throughout, having been substantially extended over the last few decades to provide a blend of modern comforts. A feature sandstone wall with door into the Entrance Porch which provides a fantastic space for boots, shoes, coats etc.; window to the side, storage cupboard and door into the Cloakroom with modern two piece suite. A door from the Porch opens into the Sitting Room, having plenty of natural light streaming in through side windows and French doors to the Conservatory; feature sandstone pillar, stone fireplace wall and open-tread staircase with a turn to the first floor Landing. A door leads into the Inner Hall with door off to the right into the Study and door to the left into the L shaped Bathroom which has a lovely modern three piece suite.

From the Sitting Room, a sliding door leads into the Dining Room, again have a good degree of natural light from a side window and walk-in bay window, an opening with small step to the Breakfast Kitchen - this has an excellent range of drawers, base and wall mounted units with a fantastic Smeg double sized range cooker, feature porthole window, three additional windows providing pretty views over the gardens and beyond; space for an upright fridge / freezer and two full size pantry cupboards. A door leads into the Utility Room with cupboards and work surface to both size, space and provision for appliances and a door opening to the side of the Cottage.



Stairs, with a window, ascend to the first floor Landing with a good size cupboard. The principal Bedroom suite is off to the right with a window providing picturesque views over the rear garden and beyond; the Dressing Area flows off and has a good range of built-in mirror fronted wardrobes and window to the side; the modern En-suite has a fabulous suite comprising corner shower, toilet and sink set into vanity units and a free standing slipper bath with gazing window to the side over the rear gardens. There are three further Bedrooms, all providing far reaching views over the surrounding farmland and countryside. There is an L shaped Shower Room with white three piece suite and vanity units. The Cottage benefits from double glazing and an air-source heat pump system to provide heat to the property.



Externally, the property has a sandstone wall to part of the front boundary with gates opening on to the driveway with turning space; adjacent lawned garden with views over farmland. A feature sandstone arch from the corner of the Cottage and Detached Garage has a gate leading into the rear garden with pathway running along side the Garage to the attached Greenhouse and garden shed. There is a paved patio area, steps leading up to an additional raised patio area, generously proportioned lawned gardens surrounding the rear and far side of the Cottage, all having fabulous views over the surrounding countryside and farmland with an approximate plot size of one third of an acre.



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LOCATION

Set in a lovely rural location, yet just 7 miles from Newport's busy High Street, with its mix of shops, boutiques, cafes, pubs and a Victorian indoor market - and a village shop and popular pub nearby in the village of Tibberton; Tibberton and Crudgington are the two local primary schools.

A wider selection of shops, amenities and employment opportunities are available in Telford, Stafford and Shrewsbury - and the excellent rail connections from Telford and Stafford mean Birmingham and Manchester are in commutable distance.

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 water and electricity are available. Heating is by way of an Air-Source Heat Pump; Drainage is to a private sewerage treatment plant. 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

From Wellington proceed along the A442 towards Crudgington. Proceed through Crudgington and a short distance along you will enter the edge of Waters Upton where on your right hand side is a post office - turn right immediately after. Follow the road for approx. 1.75 miles through Waters Upton and edging around Meeson, carry on over the bridge into Great Bolas and just after the turning on your left hand side (do not take and sign posted for St Johns The Baptist Church), bear around to the right and continue up the lane for just over half a mile and Rookery Cottage will be found on the 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.

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ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

PORCH / BOOT ROOM 7' 7" x 7' 4" (2.31m x 2.24m)

CLOAKROOM 7' 7" x 2' 4" (2.31m x 0.71m)

SITTING ROOM 26' 0" x 13' 7" (7.92m x 4.14m)

CONSERVATORY 12' 2" x 10' 1" (3.71m x 3.07m)

DINING ROOM 13' 1" x 11' 1" (3.99m x 3.38m) max. into bay

BREAKFAST KITCHEN 16' 6" x 12' 6" (5.03m x 3.81m)

UTILITY ROOM 13' 7" x 6' 5" (4.14m x 1.96m)

STUDY 12' 4" x 8' 9" (3.76m x 2.67m)

MASTER BEDROOM SUITE 13' 2" x 12' 6" (4.01m x 3.81m)

DRESSING AREA 10' 1" x 5' 0" (3.07m x 1.52m) inc. built-in wardrobes

EN-SUITE 9' 2" x 6' 6" (2.79m x 1.98m)

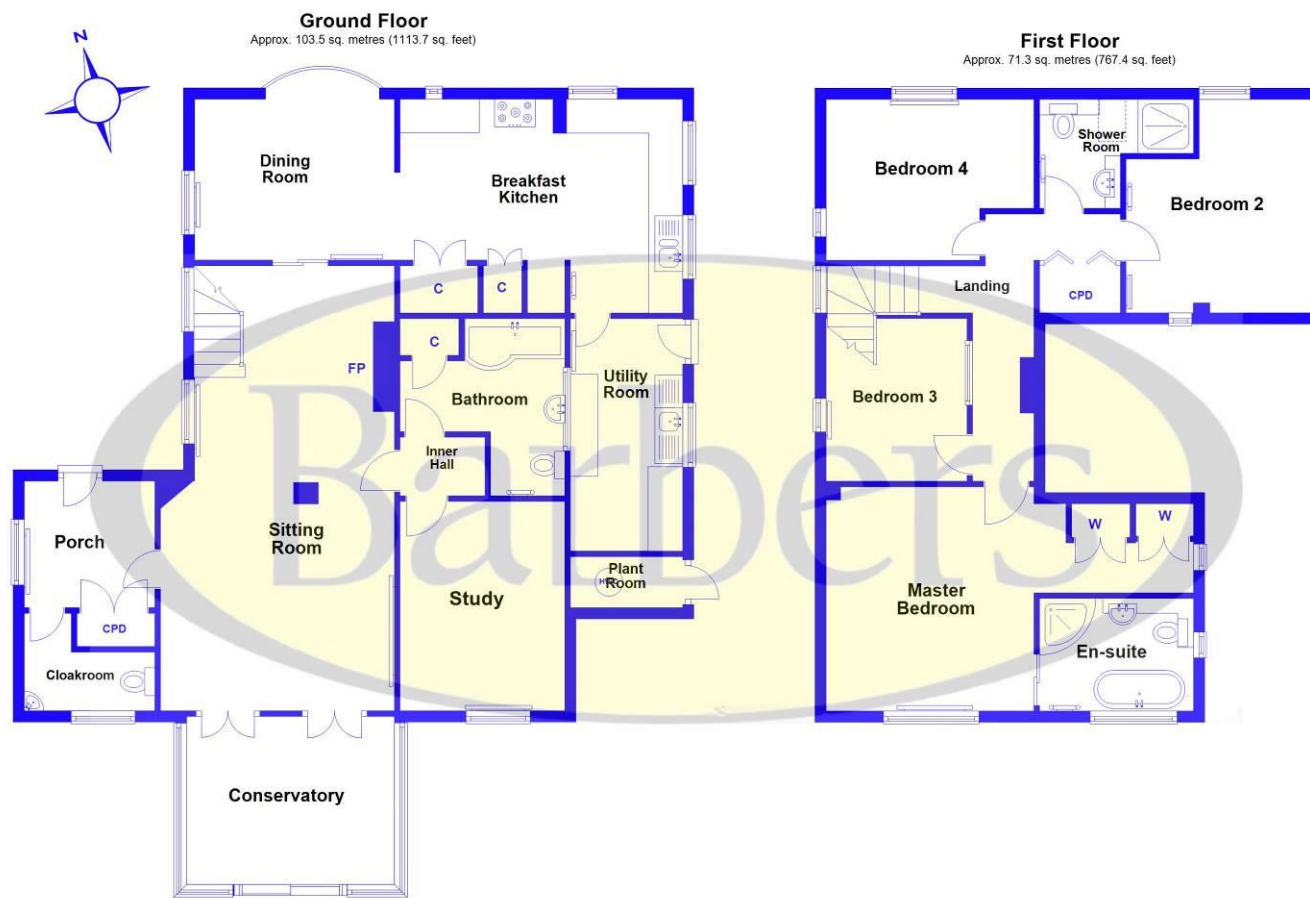
BEDROOM TWO 12' 7" x 11' 4" (3.84m x 3.45m) max.

BEDROOM THREE 9' 2" x 8' 0" (2.79m x 2.44m)

BEDROOM FOUR 12' 0" x 9' 7" (3.66m x 2.92m)

SHOWER ROOM 9' 2" x 7' 2" (2.79m x 2.18m) max. L shaped room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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			



Total area: approx. 174.8 sq. metres (1881.1 sq. feet)

This plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All dimensions of rooms and walls are approximate and for guide only. This plan is not, nor should it be taken as, a true and exact representation of the subject property. Plan produced using PlanUp software

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