



68 Bolas Heath
Telford

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rural surveyors & property agents

68 Bolas Heath

Telford
Shropshire
TF6 6PW

Newport 7 miles | Market Drayton 9 miles
Telford 10 miles | Shrewsbury 14 miles
Stafford station 19 miles | M54 motorway (J3)15 miles

An attractive period property which requires extensive modernisation works, situated in a stunning rural location with far reaching views.

- Kitchen, dining room/sitting room
- Further reception room, entrance hall
- Lean-to porch/entrance porch
- Three bedrooms, bathroom, separate WC
- Lawned gardens, timber garage
- Far reaching views towards The Wrekin
- Potential to extend to rear (subject to PP)



The Location

Bolas Heath is found in the heart of the North Shropshire countryside in a charming and tranquil location. In spite of its rural setting, the property enjoys easy access to a variety of local amenities.

The thriving village of Tibberton is only two miles distant and offers a wide range of facilities including a church, pub, primary school, village shop, mobile library and village hall. The village has a strong community presence and has various clubs and societies including WI, Brownies and a youth club. Equidistant is the village of Waters Upton which has a number of amenities including primary school, village shop and restaurant.

A greater variety of services can be found in the local market towns of Newport and Market Drayton as well as further afield in the larger conurbations of Telford and the medieval town of Shrewsbury.

The area is extremely well served educationally with both private and state primary and secondary schools and well-reputed grammar schools in Newport. The renowned Harper Adams University is located in nearby Edmond.

The quiet, rural location belies the fact that this property is situated only three miles from the A41 and consequently is well placed for access to motorway and rail links. The network of surrounding country lanes and footpaths are ideal for exploring and enjoying this peaceful area.



The Property

The property is believed to date back to the late 1700's and was constructed as one of the lodge cottages to nearby Burleigh Villa. The original part-sandstone cottage was **extended in the 1970's to provide the current** accommodation but would now benefit from an extensive scheme of improvement works. In addition there would be space to extend the property to the rear to create a more substantial family home, subject to the necessary planning consents.

The cottage is entered via the front door in to a unique and characterful sandstone hexagonal entrance hall. This unusual and very attractive hallway gives access to the reception rooms either side of the house. The open plan sitting and dining room runs the full width of the house with the sitting room area having an open fire, which fires the central heating and hot water system, and the dining area which has a door to the adjacent kitchen. The kitchen is located at the rear, with views over the garden, and has a basic range of units.

Beyond the kitchen is a WC and fully-glazed rear entrance porch which could be utilised as a boot and utility room. This also gives access to the second reception room which offers ideal space to be utilised a snug or study. Stairs rise from the second reception room to three good-sized bedrooms along side a bathroom and separate WC.

Whilst the accommodation is dated and undoubtedly requires an extensive scheme of modernisation, the huge potential of this charming country cottage is abundantly clear.

The property has the benefit of fantastic views to all sides, and these are particularly impressive from the first floor with The Wrekin clearly visible from the rear bedrooms.

The gardens are found predominantly to the rear of the house and are largely laid to lawn. They are well-screened by a mature conifer hedge to the rear and are home to two well developed fruit trees and several well-planted borders with a variety of shrubs and plants. To the side of the house is a tarmac parking area which leads to a timber garage which has more recently been used as storage space.



Services

Mains water is connected but this is a sub-metered supply from Burleigh Villa. It is a requirement of the sale that the buyer make their own mains water connection within six months of completion of the sale. The vendor will allow an easement for the new water pipe to cross his retained land where necessary provided that the route is agreed prior to work commencing. In the interim the buyer will be required to pay the seller for any water used.

Mains electric is connected. Drainage is to a private septic tank. Solid fuel central heating.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Telford & Wrekin Council, PO Box 457, Wellington, Telford, TF2 2FH.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or 01270 439500 or sales@barbers-rural.co.uk. Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines. A virtual viewing is available for this property.

Directions

From Newport follow the A41 north towards Tern Hill. At Stanford Bridge turn left for Tibberton. After passing Howle Pool take the second right for Bolas Heath. At the cross roads go straight over and the property will be found one mile later on the left hand side. 11114 28.1.21



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“Consumer Protection Regulations” – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

Cheshire:
Stapeley House, Nantwich, CW6 7JW

01270 439500

sales@barbers-rural.co.uk

www.barbers-rural.co.uk

Connect with us:
@barbersrural



Shropshire:
Smithfield House, Market Drayton, TF9 1EW

01630 692500

sales@barbers-rural.co.uk