



£500,000 Offers Over

The Cottage, Ellerdine

Detached House | 3 Bedrooms | 3 Bathrooms

01743 213 511

Grantham
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Step Inside

Key Features

- No Onward Chain
- High EPC Rating with Solar Panels, Battery Storage & EV Charger
- Impressive Open-Plan Kitchen Leading into a Light-Filled Glass Orangery
- Versatile Office/Commercial Suite with Independent Front Entrance for Clients
- 3 Bright Double Bedrooms, Including a Principal Suite with Luxury En-Suite
- Period Charm Throughout
- Attached Large Workshop and Garage
- Private Driveway Behind Oak Gates

Property Description

This enchanting three-bedroom detached 17th-century cottage blends cosy character with modern luxury. Extended over time, it offers light-filled living, exceptional energy efficiency with solar panels and EV charging, and a beautiful balance of period charm and practical family space.

Main Particulars

An exceptional blend of late 17th-century heritage and refined modern comfort, this enchanting three-bedroom detached character cottage offers the perfect balance of cosy warmth and spacious living. Originally built in the late 1600s as a humble sandstone cottage, the property has been thoughtfully extended and adapted over the centuries to create a beautifully balanced family home. The result is a residence that feels both intimate and delightfully airy, where rich period charm sits alongside high-performance sustainability-boasting an unusually high Energy Performance Certificate rating complete with integrated solar panels, battery storage, and an EV charging point.

Entrance Hall | Living Room | Snug | Kitchen | Orangery | Utility Room | Downstairs Shower Room | Office | Three Double Bedrooms (Master with En-Suite) | Bathroom | Workshop | Garage

Wellington 7 miles, Market Drayton 9 miles, Shrewsbury 11 miles, Telford 11 miles,

Approached via bespoke, attractive oak gates, the estate opens onto a generous gravel driveway providing extensive off-road parking and access to a single garage at the front. The entrance is marked by a stunning storm porch featuring framed timber oak structural details, creating a commanding first impression before stepping through the principal front door into a reception hall where the property's rich provenance is immediately evident. The hall showcases original exposed ceiling beams and a striking floor-to-ceiling structural beam flanking the staircase on the left, while two glazed doors on the right open directly into the main reception room, inviting natural sunlight to cascade across the space.

Designed for formal entertaining and quiet family evenings alike, the expansive principal lounge is bathed in natural daylight from three distinct windows, with warm wooden flooring running throughout, anchored by a corner log-burning stove set upon a traditional slate hearth. Continuing through the hall to the left lies an intimate snug framing the residence's historic aesthetic, complete with exposed timbers and a rustic brick fireplace housing a second log burner. Twin bespoke oak doors conceal generous built-in storage, while the room transitions naturally into the property's dramatic entertaining wing.

The breathtaking dining orangery delivers an unmistakable centrepiece for the home, crowned by a dramatic apex glass lantern roof and framed by full-width bifold doors that open onto an expansive brick-paved terrace to create a seamless indoor-outdoor alfresco dining environment. The kitchen enjoys an open-aspect layout directly to the orangery, creating a vast, cohesive entertaining space. Designed for serious culinary pursuits, the kitchen features comprehensive integrated appliances including dual ovens, a microwave, induction hob, fridge, freezer, and dishwasher, along with direct access out to the garden grounds. Off the orangery, a highly practical utility room offers additional worktop space with dedicated housing for a washing machine and dryer, leading into a stylish ground-floor shower room that is fully tiled floor-to-ceiling and equipped with a walk-in shower, WC, and pedestal basin.

The upper level continues the cottage's refined standard of finish across three double bedrooms and two luxurious bathing spaces. The principal suite serves as a sanctuary of light and space, featuring dual-aspect views and extensive fitted wardrobes. A frosted glass sliding door reveals a sleek modern en-suite complete with twin

vanity basins set over stylish grey storage drawers, a walk-in shower with dual rainfall and handheld attachments, a heated towel rail, and classic marble-effect wall tiling. The remaining accommodations comprise a second well-proportioned double bedroom benefiting from custom fitted wardrobes and front-facing views, as well as a third bright double bedroom featuring dual windows to both the front and side elevations. Serving these bedrooms is a beautifully appointed main family bathroom that balances modern luxury with historic elegance. This charming room showcases a stunning freestanding roll-top bath with an integrated tap-and-shower feature, a classic pedestal sink, and WC, perfectly accented by characterful wall panelling and eye-catching patterned floor tiling that sympathetically honours the cottage's rich heritage.

Beyond the main residence, the property offers exceptionally versatile outbuildings seamlessly configured for business or leisure pursuits. Linked directly to the single garage is a dedicated office suite, ideal for remote working, client consultations, or a commercial clinic space. This suite benefits from dynamic dual accessibility, featuring its own independent entrance from the front of the property for clientele privacy, as well as a secondary door opening directly into the private garden grounds. Adjoining the office suite is a substantial attached workshop, completing this flexible exterior complex by providing vast secondary space for hobbies, workshop projects, or additional secure storage.

Council Tax Band: E (Telford And Wrekin)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Location

Set within the idyllic Shropshire countryside, the TF6 6QT postcode offers the quintessential British rural lifestyle without sacrificing convenience. Ellerdine is a peaceful and highly desirable location surrounded by rolling fields and scenic walking trails, making it a haven for nature lovers and families seeking a serene escape. Residents benefit from a tight-knit village feel, nearby traditional country pubs, and easy access to excellent local farm shops and respected primary schools. Living here means enjoying peaceful starry nights, crisp country air, and an enviable pace of life in one of the county's most picturesque pockets.

Local Area

Despite its tranquil rural backdrop, the property boasts outstanding regional connectivity. The nearby major hubs of Wellington, Telford, Shrewsbury, and Market Drayton are all within a short 15- to 20-minute drive, putting a vast array of high-street shopping, independent boutiques, dining options, and highly regarded secondary and private schools within easy reach. For commuters, direct train services to Birmingham and London operate from nearby Telford and Shrewsbury stations, while convenient links to the A449, A5, and M54 motorway network make traveling across the West Midlands and beyond remarkably straightforward.

Services

LPG central heating, mains water, electricity, drainage, solar panels & battery storage. Fibre broadband.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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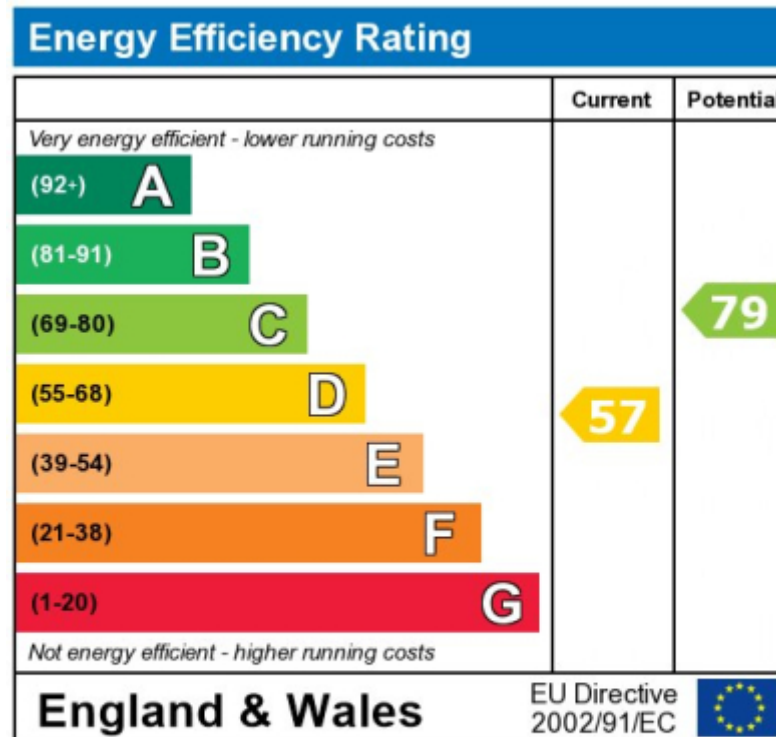
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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