



Long Lane Farm  
Telford | Shropshire



LARCH  
PROPERTY



# Long Lane Farm

Long Lane, Telford  
Shropshire, TF6 6HA

A magnificent Grade II Listed, six bedroom country house, with one bedroom annexe, excellent equestrian facilities & 5.36 acres.

- Front & rear entrance halls
- Two reception rooms & gym
- Study, storage room & basement
- 2 x kitchen/breakfast rooms, utility room & separate WC
- 6 bedrooms, 1 ensuite, family bathroom & shower room
- One bedroom flat/annexe
- Traditional brick outbuilding with 5 monarch stables, tack room with WC
- 20 x 40m floodlit equestrian arena
- Secure large modern barn, garaging & various storage rooms
- Landscaped gardens, orchard & paddock land in all about 5.36 acres

## DESCRIPTION

Long Lane Farm is a substantial and impressive Grade II Listed family house. It was purchased by the current owner 40 years ago and has been renovated and restored to a high standard over the intervening years.



There is a suite of large, almost square rooms, with accommodation laid out over three floors. The handsome façade sets the scene for the wonderful interior with each floor having exceptional ceiling height, with large windows flooding the house with natural light. There is not a disappointing room, which gives this home a real feeling of space. The layout is extremely flexible, with the house at present being split into two adjoining wings (the north & south wings) each with separate kitchen and bathrooms, with access between on the ground and first floors. The house needs no alternation to reconfigure back into a sizable home for the larger single family or would be ideal for a dependant family member who wishes to have their own space.

### North Wing

Internally the house is well presented with numerous period features. The living room features an antique slate fire surround with a cream enamel wood burner. The walls & ceiling are finished with decorative plaster mouldings and ceiling rose. The living room and dining room are furnished with solid light oak flooring. The kitchen/breakfast room features handmade solid oak units and incorporates a Rangemaster cooker, integrated dishwasher and fridge.

The utility room is vast. As well as the usual American fridge/freezer, washing machine tumble drier, large sink/drain, there are fitted units and storage cupboards for outdoor clothing and shoes. The ground floor WC has been fitted where there once was a wash copper built in (this was repurposed for use as a water feature on the patio utilising the original cast iron hand pump).



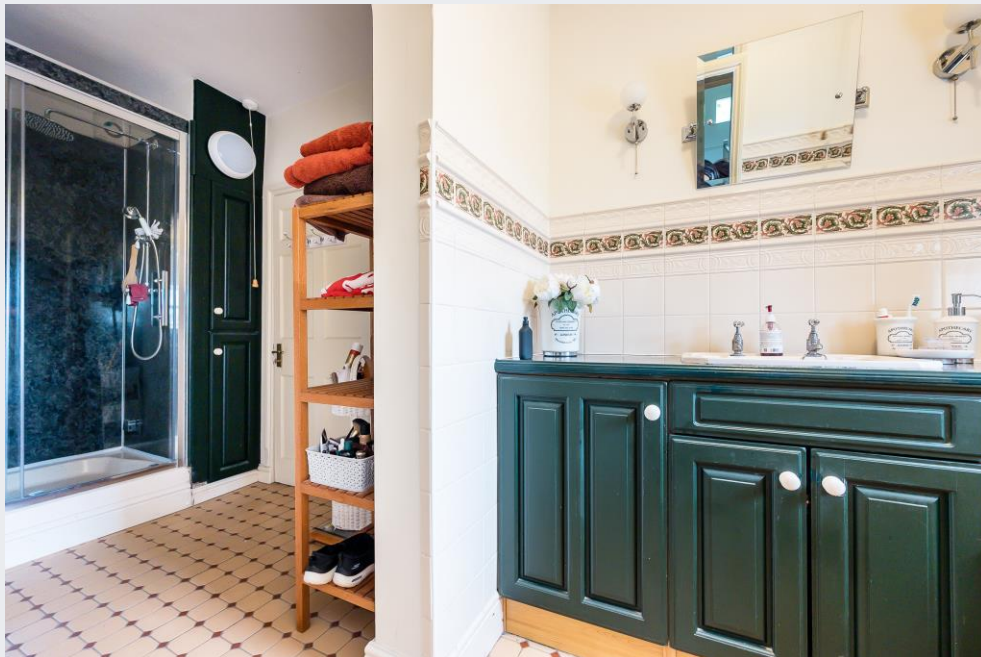


The original bread oven still survives although the vendor cannot vouch for it as they have never used it.

Stairs from the utility access a loft room which has been fitted out as an overflow bedroom suitable for an adventurous child or nimble adult. It was formerly used as a hobbies room for painting/artwork and is amply lit with natural light from two north facing Velux roof lights.

The dining room has been repurposed as a music room as the kitchen has always been the heart of the house and it was rarely used for dining. A door links to the large study with storage cupboard off.

The study has windows looking out onto the orchard and garden and is ideal for viewing the birds festooning the bird feeders. There is the fast broadband access point and a large array of electrical sockets at the desk area necessary for the modern world and also the CCTV cable connections. The connected storeroom houses the electric meters and is used to store files and the usual office accessories.



From the dining room the stairs lead to the bedrooms on this wing.

The principal bedroom has an ensuite incorporating a large shower cubicle fitted with a steam room system together with a vanity unit and WC. A door to the north wing enables it to be used as a Jack & Jill shower room if required. Bedroom 2 adjoins the main bathroom which is fitted with a granite topped vanity unit with storage cupboards and mirror above.

The bath has a shower mixer and towel rail. The sanitary ware is traditional Victoriana as are the Minton Hollins tiles. Both bathrooms have ceramic floor tiles with underfloor heating. Bedroom 3 has fitted wardrobes and incorporated dressing table.

### South Wing

This wing is accessed through either the front door to the property or a back door opening onto the patio. There is a connecting door to the living room in the north wing.

The kitchen also has a fully fitted units with American fridge/freezer, washing machine and tumble drier, single electric oven, hob and extractor hood. There is also a wood burner stove.

Beneath the kitchen is a basement room fitted out as a gym accessed by stairs from the entrance hall.

The stairs from the hall go to the first-floor bedroom (bedroom 4). There is a door from the landing which accesses the Jack & Jill shower room. Then on to the top floor which incorporates a second bedroom (bedroom 5) and a sitting room which could be the 6th bedroom if required. This room is one of the largest in the house. A well fitted out shower room serves the top floor rooms.





Sitting above the garaging is a one bedroom "Grooms Flat/annexe" with external staircase, a sitting room with kitchenette, double bedroom and shower room.

### GARDENS & GROUNDS

An impressive, shared entrance leads to a brick set parking and turning area for numerous cars to the rear of the garaging. A gate leads to a walled and wooden fenced courtyard, with large timber Summer House and ornamental trees. This area provides a wonderful al fresco dining space accessible from the rear of the house. A further gate leads to a manicured level lawn to the rear and the traditional brick and tile outbuilding which contain the five Monarch stables. The outbuildings also contain a boiler room, tack room with WC and storage rooms. There is a large, modern steel portal framed building with a myriad of different uses, including equine and commercial (subject to the necessary consents being obtained). The range of outbuildings screen the post and railed floodlit 20 x 40m sand and plastic chip manege arena from view. The surface is surrounded by level grassed paddock land, with mainly post and railed fencing, all with separate access, with ample parking for wagon and trailers, making this an ideal equestrian property.



The gardens wrap around the house with a side/southerly facing garden with formal parterre, orchard and level lawns which wrap around to the front of the house. The house is well screened from the road by mature trees and shrubs.

The stable block roof has 4Kw of photo voltaic panels fitted which as well as providing free electricity earns about £2,500 pa income from "Feed In Tariff" at present (this figure can vary from year to year). This is transferrable to a new owner and has approximately 10 years to run. There is also a solar panel for hot water provision. The house has oil powered central heating throughout and the system will be fully serviced before sale is agreed.

## LOCATION

Long Lane Farm is strategically located on the northern side of Telford, ensuring excellent commuter access to the M54 via junction 6. Proximity to Shrewsbury, Wolverhampton, and Birmingham adds to the property's allure, along with reliable rail services from Wellington and Shrewsbury, including London services from Stafford and Wolverhampton. About 2 miles distant is the historic market town of Wellington, with its comprehensive range of local shops, traditional Market, Library, Leisure Centre, Bus and Railway Station.

The house enjoys a close proximity to several reputable schools, including Prestfelde, Old Hall, Birchfield, and Packwood Haugh for prep schools, and Shrewsbury School, Wrekin College, Shrewsbury High School, Thomas Telford, and Adams Grammar for secondary education.

## DISTANCES IN APPROX. MILES

Wellington 3m | Telford 5.6m

Shrewsbury 13m | Wolverhampton 23m

Birmingham 38m







## DIRECTIONS

WHAT THREE WORDS: freely.printers.deflate  
 From Wellington proceed in a northerly direction on the A442 towards Hodnet. Proceed over the roundabout with Greggs to your left, past the first crossroads and the house will be the next house on your left after a few minutes drive.

## PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: House - exempt as Grade II listed

The Grooms Flat/annexe: pending

## SERVICES

**House:** Mains, electricity, water, oil fired central heating, septic tank drainage, solar water heating, photovoltaic panels with FIT paying about £2,500, broadband.

**Grooms annexe/flat:** mains electricity, water, (off the main house), share the same septic tank with the main house, electric panel radiators.

Local authority: Telford & Wrekin Council. Tel: 01952 380000

## AGENTS NOTES

- The commercial property behind has a right of access over the main shared drive
- Long Lane Farm has right of access over shared main drive
- Long Lane Farm has a right of way over the rear properties drive to access an area of rear gardens
- The house is Grade II listed

## COUNCIL TAX BAND

- House Band: G - £4,059.56 for 2024/25
- The flat/annexe Band: A - £1,353.17 for 2024/25



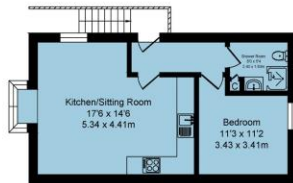


Long Lane Farm

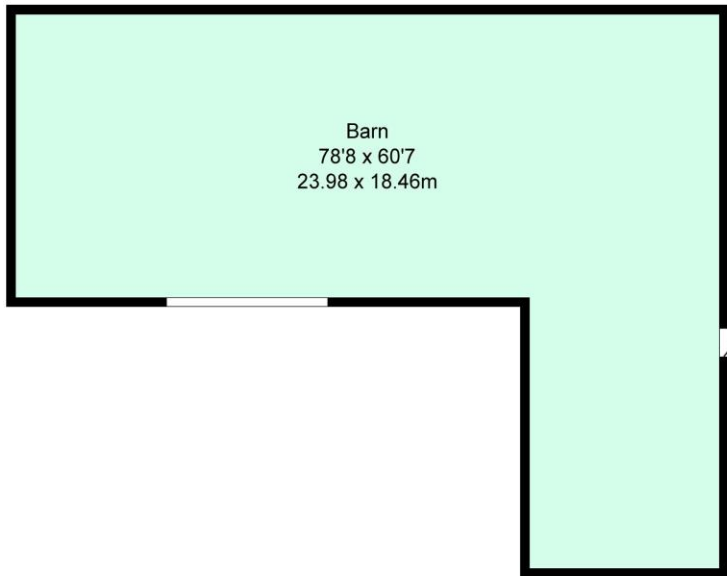
Total Approx. Floor Area 9256 Sq.ft. (859.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

THE NORTH WING – PINK  
 THE SOUTH WING – WHITE  
 THE GROOMS FLAT/ANNEXE – BLUE  
 EQUESTRIAN/OUTBUILDINGS – GREEN



Grooms Flat/Annexe  
 Approx. Floor Area 412 Sq.Ft (38.3 Sq.M.)

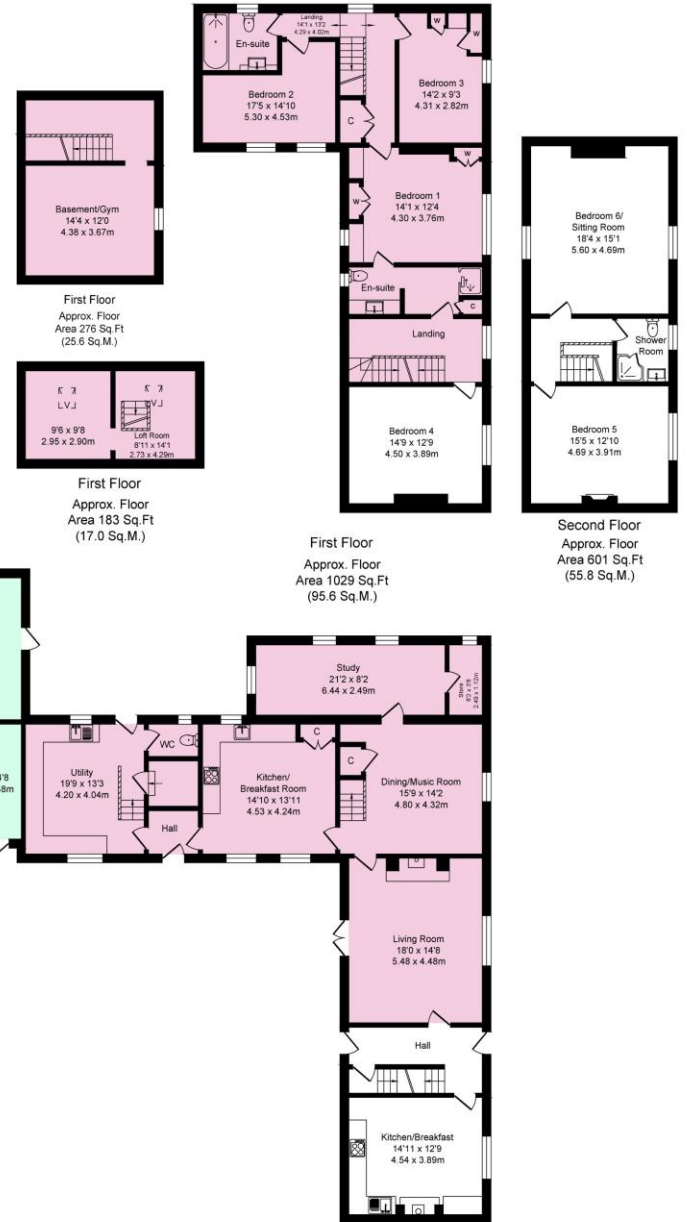


Barn  
 78'8 x 60'7  
 23.98 x 18.46m

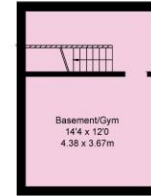
Outbuilding  
 Approx. Floor Area 3066 Sq.Ft (284.2 Sq.M.)



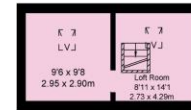
Garage  
 Approx. Floor Area 805 Sq.Ft (74.8 Sq.M.)



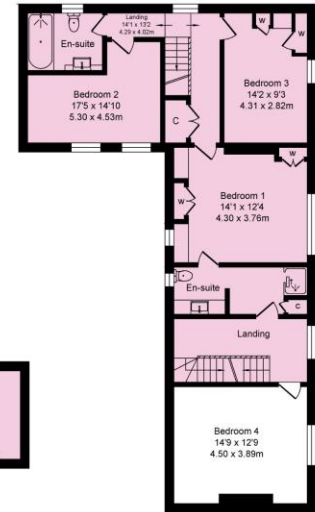
Ground Floor  
 Approx. Floor Area 2884 Sq.Ft (267.9 Sq.M.)



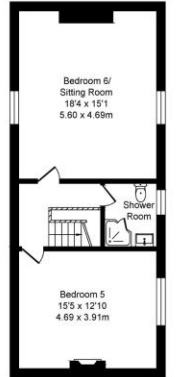
Basement/Gym  
 144 x 120  
 4.38 x 3.67m



First Floor  
 Approx. Floor Area 183 Sq.Ft (17.0 Sq.M.)



First Floor  
 Approx. Floor Area 1029 Sq.Ft (95.6 Sq.M.)



Second Floor  
 Approx. Floor Area 601 Sq.Ft (55.8 Sq.M.)



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