



Herbert House, 11 Weald Moors Park

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**11 Weald Moors Park, Preston upon the Weald Moors TF6 6DQ**

**Offers in the Region of £600,000**



Available with **NO UPWARD CHAIN**, this beautifully presented and immaculately maintained three bedroomed Grade 1 Listed Georgian character home, dates from 1827, forming part of a private estate with grounds extending to approximately two acres, on the edge of this popular village.

- Beautiful, two storey, Georgian character property
- Spacious internal accommodation, full use of estate gardens
- Dual aspect lounge with feature fireplace, Study, Cloaks/WC
- Kitchen Diner with breakfast bar and integrated appliances
- Guest bedroom with en-suite and built-in wardrobes
- Two additional bedrooms, refitted shower room, further study
- Parking in front of house, plus additional garage and parking space
- Freehold. EPC Rating: C. Council Tax Band: E. Service Charge payable



## BRIEF DESCRIPTION

This beautiful character property has tastefully presented accommodation (having been immaculately maintained since the property's conversion at the beginning of the century), being decorated in neutral tones throughout. With high ceilings, large windows and unique curved walls, this individual property (being predominantly south facing), is elegant, bright and welcoming. The main entrance door, opens from the cloister (a sheltered area to sit and enjoy the gardens in all weathers) into the hallway, which runs along the inside curve of the building and features a large, walk-in understairs storage cupboard to the one end. To the far right is the spacious lounge, with double aspect windows and feature fireplace (housing a coal effect gas fire). Adjacent to the lounge is the cloakroom/WC with provision for a washing machine and tumble drier concealed behind bifolding doors. The rear aspect study has plenty of room for a large desk with a useful recess for cabinets / bookshelves etc. The remainder of the ground floor comprises the kitchen diner, again, a well proportioned room with a dining area to the far end, having French style doors opening to the gardens behind. The main kitchen area features a range of bespoke wooden fronted units of base and wall mounted cupboards and drawers, with granite worktops over. A central island provides additional breakfast seating space and the kitchen is finished off with integrated appliances including a fridge freezer, dishwasher and wine fridge. A range cooker with six gas burners and fan assisted electric ovens below forms the focal point of the kitchen, with chimney style cooker hood over.



Turned stairs rise from the ground floor to the first floor landing, which again, runs along the inside curve of the property. To the one end, over the lounge, is the spacious principal bedroom, with its double aspect windows enjoying far reaching views over the gardens and farmland beyond. The guest bedroom is located to the other end of the landing, having built-in wardrobes to one wall and featuring a dressing area leading to the en-suite shower room. A third bedroom is located adjacent to this, having a useful alcove for a wardrobe. A second study is fitted with a range of bespoke office furniture, which enjoys the benefit of a front aspect outlook. The family shower room has been refitted with a modern suite, including a large glass fronted curved shower cubicle with mains shower (having both a rainfall shower head and standard shower head), close coupled WC and pedestal wash hand basin.

The property enjoys the use of the surrounding gardens, which extend to approximately two acres, and which are immaculately maintained. As well as two parking spaces immediately to the front of the property, the owners of number 11 have an additional garage with parking space in front, located to the north east of the property, in the more recent part of the development.



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## LOCATION

Situated in the heart of the rural Village of Preston upon the Weald Moors, close to the Church, and extremely convenient for the highly regarded Primary School. Secondary education facilities can be found in the Market Towns of Wellington and Newport (approx. 4 miles distant) which each also offer a range of shops, supermarkets, library and a leisure centre. Bus and Railway Stations are available in Wellington. The M54 is approximately 6.5 miles distant, providing excellent commuting access to the M6 and west midlands.

## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendor's Solicitor during pre-contract enquiries. Vacant possession upon completion. Every property owner is a member of the Home Park (Preston) Residents' Association (three of which are Directors, managing the development on behalf of the residents), for which biannual fee of £1,850.50 is payable (in January and July). This fee includes buildings insurance cover, external decoration renewal (when necessary) as well as grounds maintenance etc

## SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas central heating system. There is also an intruder alarm at the property. 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. We understand that the property benefits from FFTP broadband (provided by Exascale). For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

## DIRECTIONS

From Apley roundabout take the exit onto Grainger Drive, at the roundabout take the 1st exit onto Leegate Avenue, at Leegomery roundabout take the 2nd exit and proceed along the road for approximately 2 miles. At The Queens public house bear left and at the crossroads turn left towards Preston on the Weald Moors. Driving into the Village, take the second left into Wappenshall Lane and then as you approach the Church in front of you, continue straight on, into Weald Moors Park, where the property will be found at the end of the cul-de-sac, on the left hand side, just in front of Katherine's Hall.

## LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band E (currently £2,355.18 for the year 2024/2025)

## VIEWING AND ADVICE

Via our Agents' Wellington Office: 01952 221 200 or Email: [wellington@barbers-online.co.uk](mailto: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.

## ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

**LOUNGE** 18' 11" x 15' 2" max (12'4" min) (5.77m x 4.62m)

**L-SHAPED STUDY** 10' 5" max (5'8" min) x 8' 6" max (3'11" min) (3.18m x 2.59m)

## DINING KITCHEN:

**KITCHEN AREA** 16' 3" max x 12' 2" (4.95m x 3.71m))

**DINING AREA** 12' 9" x 7' 10" (3.89m x 2.39m)

**CLOAKROOM** 9' 4" x 4' 3" to cupboard fronts (2.84m x 1.3m)

**PRINCIPAL BEDROOM** 18' 8" x 15' 6" max (12'11" min) (5.69m x 4.72m)

**SHOWER ROOM** 9' 10" x 7' 4" max (5'3" min) (3m x 2.24m)

## GUEST BEDROOM SUITE:

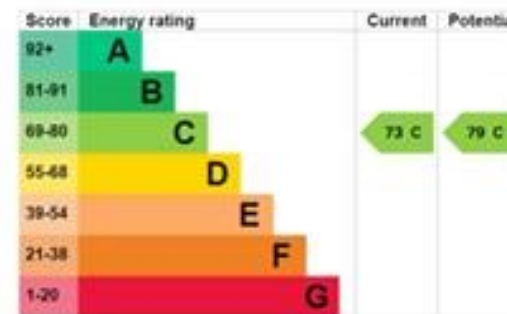
**BEDROOM AREA** 17' 9" max (12'6" min) x 10' 3" to wardrobe fronts (5.41m x 3.12m)

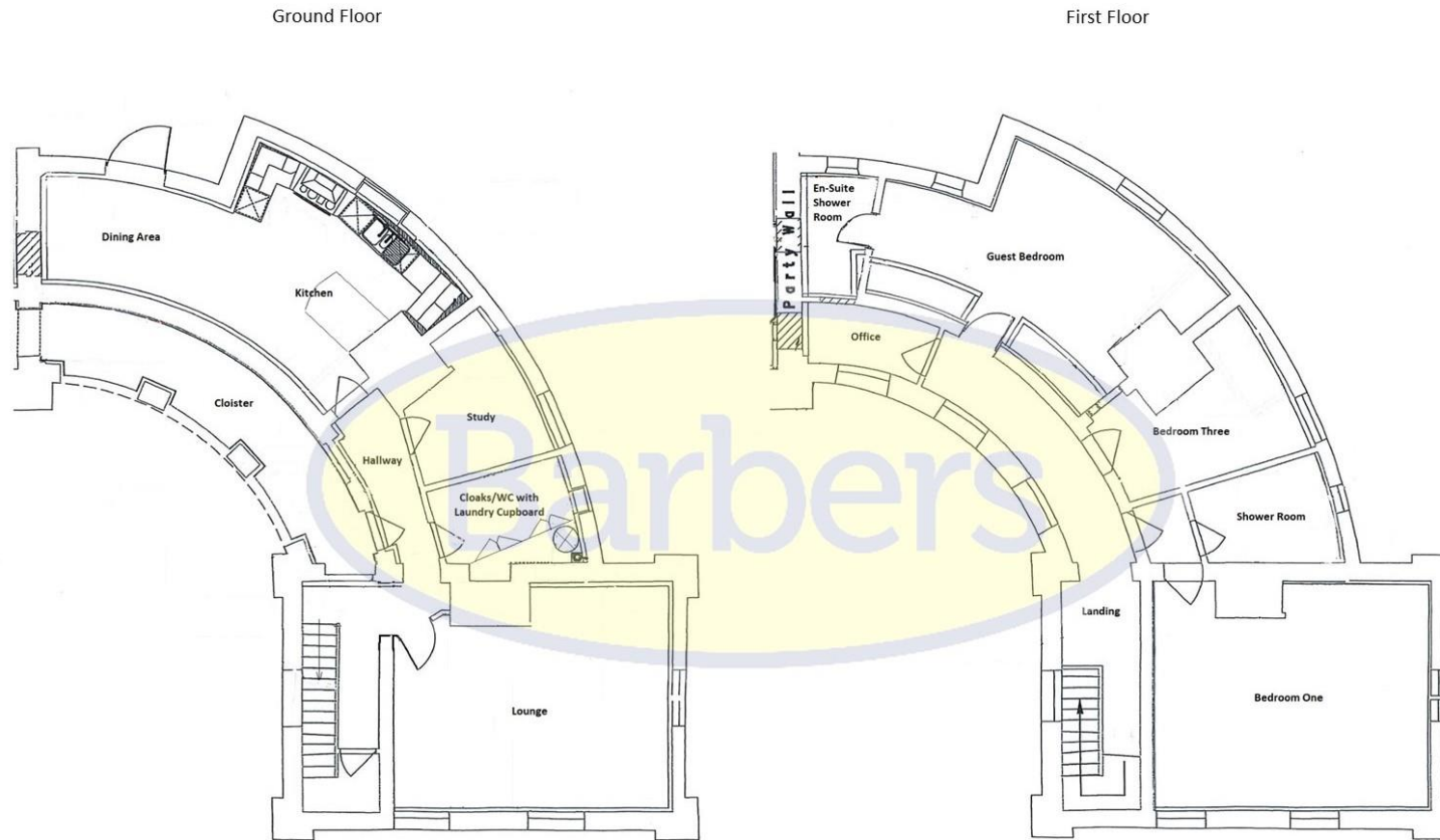
**DRESSING AREA** 7' 9" x 4' 9" to wardrobe fronts (2.36m x 1.45m)

**EN-SUITE SHOWER ROOM** 7' 4" x 4' 11" (2.24m x 1.5m)

**BEDROOM THREE** 10' 8" max x 12' 9" max (3.25m x 3.89m)

**STUDY** 9' 2" max (8'11" min) x 3' 6" (2.79m x 1.07m)





Floor plan for illustrative purposes only, not to scale

Floor area approximately 1,975 sq ft

**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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