



Torrington House, 3 Weald Moors Park

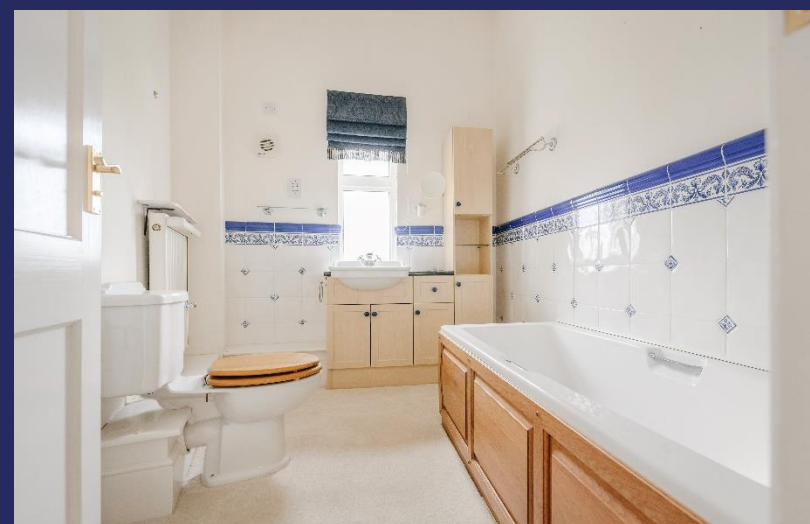
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Available with NO UPWARD CHAIN, this three bedroomed Grade 1 Listed Georgian character home, dates from 1827, forming part of a private estate with grounds extending to approximately two acres, on the edge of the popular village of Preston upon the Weald Moors.

- Well presented, two storey, Georgian character property
- Spacious internal accommodation, full use of estate gardens
- Dual aspect lounge with feature fireplace, study, cloaks/WC
- Attractively fitted kitchen diner with quartz topped island unit
- Guest bedroom with en-suite shower room and fitted wardrobes
- Two additional bedrooms, family bathroom, store room
- Parking in front of house, plus additional garage and parking space
- Freehold. EPC Rating: C. Council Tax Band: E. Service Charge payable



BRIEF DESCRIPTION

These individual Grade 1 Listed Weald Moors Park properties were converted from the original Preston Hospital in 2004 by Shropshire Homes, with the main building having been divided into four freehold houses and six apartments. This spacious character property forms an end wing and is decorated in neutral tones throughout, increasing the feeling of airiness. With high ceilings, large secondary glazed windows and curved walls, this individual property is both elegant 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 an understairs utility / storage cupboard to the one end with space and plumbing provision for both a washing machine and tumble drier. The expansive lounge, with dual aspect windows and feature fireplace is a lovely place for entertaining. Adjacent to the lounge is the cloakroom/WC with wall mounted gas combination boiler and hot water cylinder. 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 modern 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 comprehensive range of bespoke duck egg blue fronted units of base and wall mounted cupboards and drawers, with contrasting worktops over. A stand alone matching central island is finished with hard wearing quartz work surface, providing additional breakfast seating space as well as storage. 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 main bedroom, with its double aspect windows enjoying far reaching views over the gardens and farmland beyond. The roomy guest bedroom is located to the other end of the landing, having built-in wardrobes to one wall and en-suite shower room. A third single bedroom is located adjacent to this, having a useful alcove for a wardrobe etc. Bedrooms One and Three share the family bathroom, fitted with a white suite, including a bath with shower over, close coupled WC and pedestal wash hand basin. A useful storage room completes the first floor, having the benefit of a front aspect outlook.

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 Torrington House have an additional garage with parking space in front, located behind the main building, in the more recent part of the development. The maintenance charge payable covers the Listed Building property insurance, exterior maintenance/decoration (when required) and grounds upkeep etc, ensuring that this historic property remains attractive at all times and in good repair.



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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. PLEASE NOTE that 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 approximately £1,850 is payable (in January and July). This fee includes Listed Buildings insurance cover, external decoration renewal (when necessary) as well as grounds maintenance and lighting etc

SERVICES

We are advised that mains water, drainage, gas and electricity are available. The property is heated by a gas central heating system. 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. 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 The Princess Royal Hospital roundabout take the exit onto Grainger Drive, at the roundabout take the 1st exit onto Pool Farm Avenue, then first exit into Leegate Avenue. At the roundabout with the A442, continue straight over, taking the 2nd exit, proceeding along the road for approximately 2 miles. Pass The Queens public house at Horton, and at the mini roundabout, turn left towards Preston on the Weald Moors. Driving into the Village, take the first left turn, driving past the Home Farm estate. Take the next right hand turn, driving between the gatehouse properties continuing up the private driveway towards the main property, where number three is the curved wing on the left hand side.

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

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

Our Reference: WE37136.27.01.25

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 18' 10" x 15' 3" max (12'4" min) (5.74m x 4.65m)

L-SHAPED STUDY 10' 6" max (5'10" min) x 8' 1" (3.2m x 2.46m)

DINING KITCHEN:

KITCHEN AREA 15' 1" max (13'1" min) x 12' 5" (4.6m x 3.78m)

DINING AREA 13' 0" x 7' 2" (3.96m x 2.18m)

CLOAKROOM 7' 10" x 7' 4" max (4'8" min) (2.39m x 2.24m)

LAUNDRY 5' 1" x 3' 8" (1.55m x 1.12m)

BEDROOM ONE 18' 10" x 15' 3" max (12'11" min) (5.74m x 4.65m)

BATHROOM 8' 9" x 7' 5" max (5'7" min) (2.67m x 2.26m)

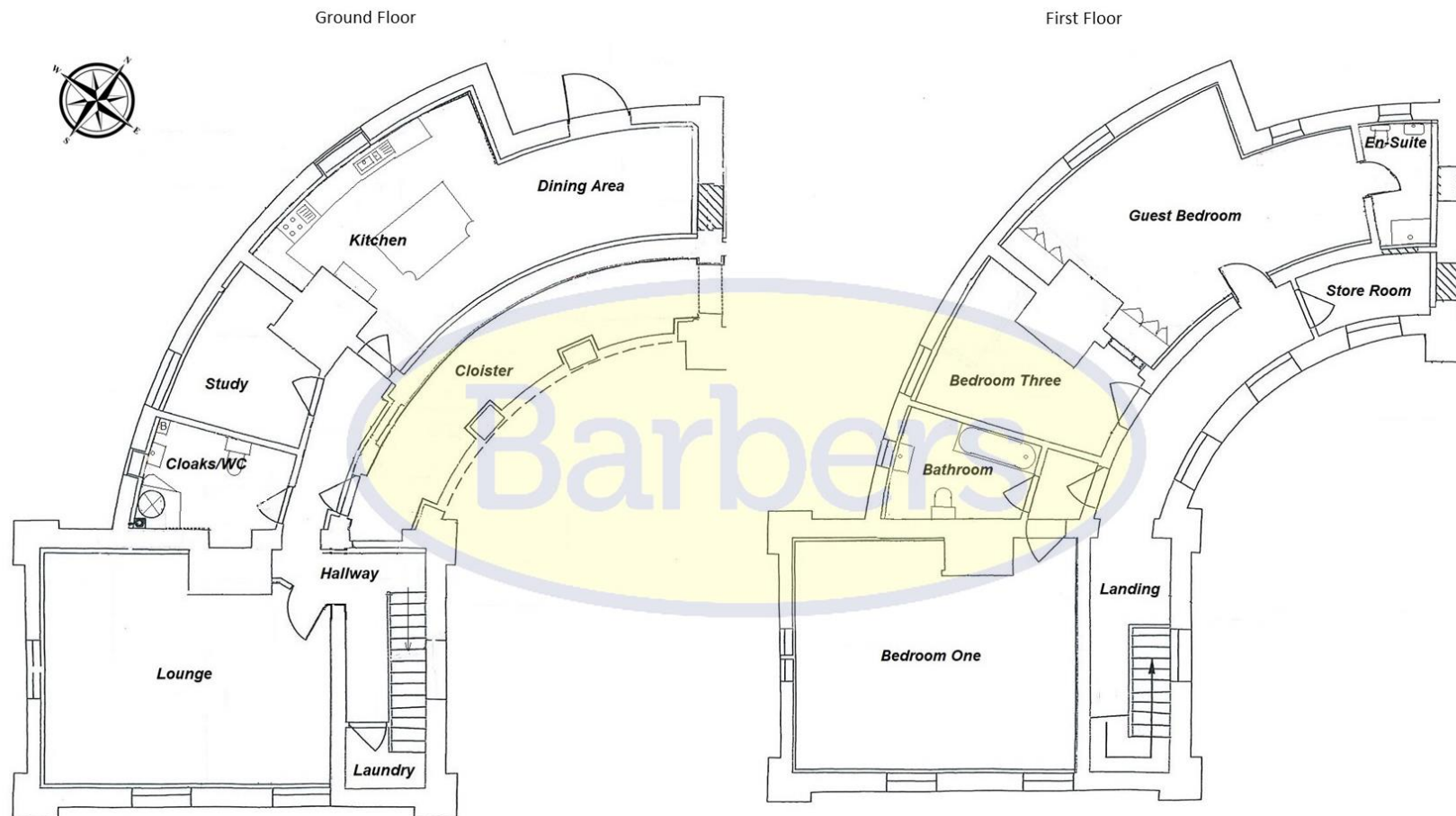
GUEST BEDROOM 17' 7" max (12'6" min) x 12' 11" max (7'6" min)(5.36m x 3.94m)

EN-SUITE SHOWER ROOM 7' 3" x 6' 6" (2.21m x 1.98m)

BEDROOM THREE 10' 4" max (5'0" min) x 12' 10" (3.15m x 3.91m)

STORE ROOM 6' 2" x 3' 7" (1.88m x 1.09m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan for illustrative purposes only, not to scale

Floor area approximately 1,943 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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