



Francis Smith House, 8 Weald Moors Park

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8 Weald Moors Park, Preston upon the Weald Moors TF6 6DQ

Offers in the Region of £435,000



This beautifully presented and immaculately maintained Grade 1 Listed Georgian property dates from 1720 and is named after the architect who is believed to have designed it. Being part of the original Lady Herbert Hospital, this home sits adjacent to the Great Hall, overlooking the courtyard gardens, with a cloistered seating area to the front and patio seating area to the rear, to fully enjoy the sunshine throughout the day

- An attractively presented, two storey, Georgian character property
- Spacious internal accommodation with period elements
- Dual aspect, full depth lounge with feature fireplace
- Fully fitted dining kitchen with utility room off
- Master en-suite bedroom with dressing area
- Two additional double bedrooms, family bathroom
- Garage in a block with parking in front. Additional allocated parking space
- Use of the 2 acres of communal gardens
- An internal viewing is highly recommended to fully appreciate the property
- Freehold. EPC Rating: C. Council Tax Band: D. Service Charge payable



BRIEF DESCRIPTION

This stunning, freehold, mid-terrace house was sympathetically converted from the original Preston Trust Home building in the early 2000's and offers easily maintained, energy efficient accommodation, which is bright and airy, featuring high ceilings throughout and elegant sashed windows.

Entered from the cloister, a welcoming hallway bends round to the right with cloaks/WC off. Directly in front of the entrance is access to the full depth lounge, a stunning, spacious room which provides the perfect space for entertaining. A recessed fireplace houses a gas fired wood burning effect stove, creating a cosy and more intimate ambience to the room.

To the end of the hallway is the dining kitchen, again, a large room which is fitted to three walls with a comprehensive range of cupboards and drawers, having contrasting worktops over and complementary tiling. A five burner range is served by a brushed steel chimney style extractor fan. This room also benefits from an integrated dishwasher and fridge. Off the kitchen is a useful utility room, with space and plumbing provision for a washing machine and space for an under counter freezer etc. To the first floor, a landing runs along the front of the building, benefitting from several windows which overlook the courtyard gardens. To the furthest end of the landing is the master bedroom, having an archway through to the dressing area, finished with mirror fronted wardrobes. The refitted en-suite has a superb walk in shower, featuring a rainfall style thermostatic shower, close coupled WC and wash basin. This spacious room is finished with elegant floor tiles and a chrome ladder towel radiator.

A door off the landing opens to an inner landing, off which are the other two double bedrooms. Both of these rooms feature rear aspect windows with bedroom three having built-in wardrobes with sliding mirrored doors, adding to the feeling of



space. Both of these rooms are served by the well proportioned family bathroom, which features traditional mosaic style tiling, with a traditional bath, WC and wash basin.

Externally, there is a lovely seating area under the cloister to the front, where the courtyard gardens can be enjoyed during all weathers. This property also has use of a patio area to the rear of the house, which overlooks the side gardens, and offers a lovely space to enjoy the morning sunshine.

The home also has a single garage, within a block, having space for roof storage and a parking space in front. An additional allocated space sits at the entrance to the pathway leading to the property.

The occupants of this home are able to enjoy the full two acres of communal gardens and to participate with the gardening if desired. The service charge includes maintenance of the external parts of the building, as well as the building insurance and the upkeep of the gardens.

In short, this provides a unique opportunity to purchase a beautifully presented, spacious, historic, freehold property in a secure tranquil setting amidst mature, manicured gardens, with garage and allocated parking.



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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. Excellent private and 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 vendors’ 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), to which a biannual fee of £1,824 is payable (in January and July). This fee includes buildings insurance cover as well as grounds maintenance, external painting and lighting etc. Again, to be confirmed by the vendors’ solicitor.

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. We understand that the property benefits from FFTP broadband. 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 towards Horton and proceed along the road for approximately 2 miles. At The Queens public house bear left and at the mini-roundabout, turn left towards Preston on the Weald Moors. Driving into the Village, take the third left (the next left after passing the red telephone box and post box on your left), where you will see St Lawrence’s church in front of you. As you approach the Church, bear right, continuing straight on, into Weald Moors Park, where the garage to the property will be found on the right hand side. A pathway from the parking area leads towards the main building, and as you enter the courtyard, number can be found directly to your right.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St. Quentin Gate, Telford, TF3 4EJ. Council Tax Band D (currently £2,043.28 for the year 2025/2026)

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.

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

LOUNGE 21' 6" x 14' 11" (6.55m x 4.55m)

L-SHAPED KITCHEN DINER 18' 6" max (15'3" min) x 11' 8" max (5'8" min) (5.64m x 3.56m)

UTILITY ROOM 5' 4" x 5' 2" (1.63m x 1.57m)

CLOAKS/WC 4' 9" x 2' 11" (1.45m x 0.89m)

MASTER BEDROOM 13' 0" x 9' 2" (3.96m x 2.79m)

DRESSING AREA 8' 1" x 3' 7" to wardrobe fronts (2.46m x 1.09m)

EN-SUITE SHOWER ROOM 8' 11" x 7' 3" (2.72m x 2.21m)

BEDROOM TWO 14' 11" x 8' 11" (11'6" max) (4.55m x 2.72m)

L-SHAPED BEDROOM THREE 11' 9" max (7'4" min) x 9' 0" max to wardrobe fronts (5'8" min) (3.58m x 2.74m)

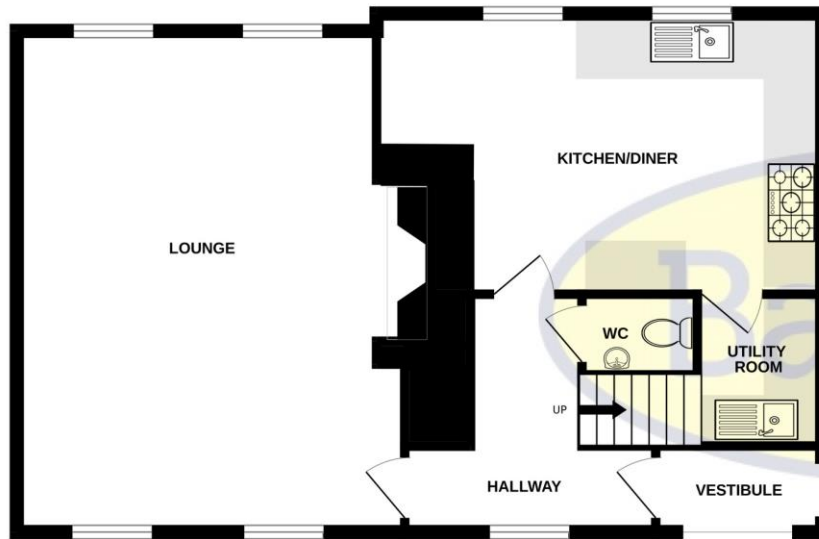
BATHROOM 9' 1" x 5' 7" (2.77m x 1.7m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

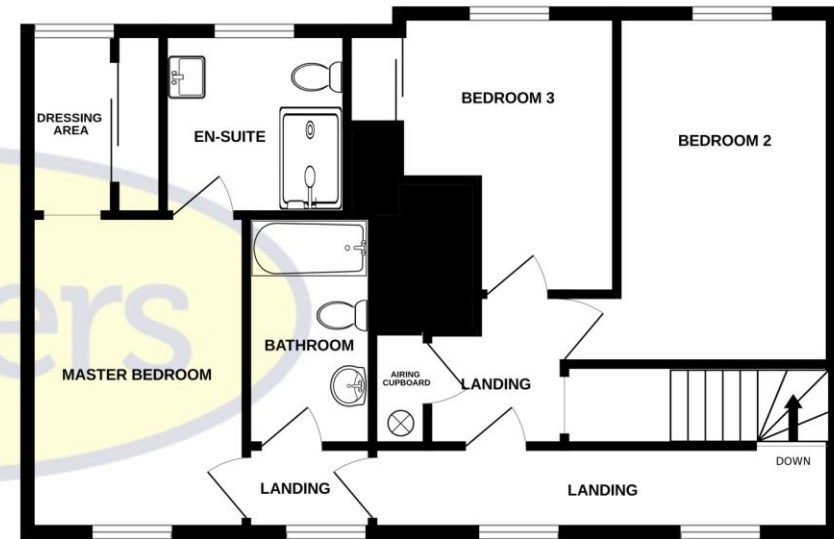
AML REGULATIONS

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.

GROUND FLOOR



1ST FLOOR



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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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