



## The Umbrella House (Toll House), Wellington, Guide price £150,000



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Freehold | EPC rating: D

- Modern Method Of Auction Sale
- For sale by modern auction

T & C's Apply

- Unique Grade II Listed Building
- Subject To Reserve Price

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## Description

**A delightful and characterful Grade II Listed former Toll House offering exceptional potential, complemented by a generous garden.**

### The Property

Believed to date back to 1835 and reputedly designed by the renowned engineer Thomas Telford, this unique property—also known as The Umbrella House or The Round House—boasts rich historical charm. Constructed predominantly of brick and stone, with some rendered sections beneath a slate roof, this period home benefits from later additions while retaining its original character.

The Toll House is in need of some updating but was until recently a lived-in residence, offering a fantastic opportunity for refurbishment.

The interior features a spacious kitchen/breakfast room fitted with a range of units and offering access to both the second bedroom and the main reception room. The bathroom includes a bath with shower attachment. The reception room enjoys the warmth of a working fireplace and leads to the principal bedroom, which benefits from an adjoining shower room.

### Outside

The property enjoys an exceptionally large rear garden, laid mostly to lawn and interspersed with mature shrubs and trees. There is also a substantial parking area. The house is accessed via a quiet lane off the historic Roman road connecting Shrewsbury and Telford.

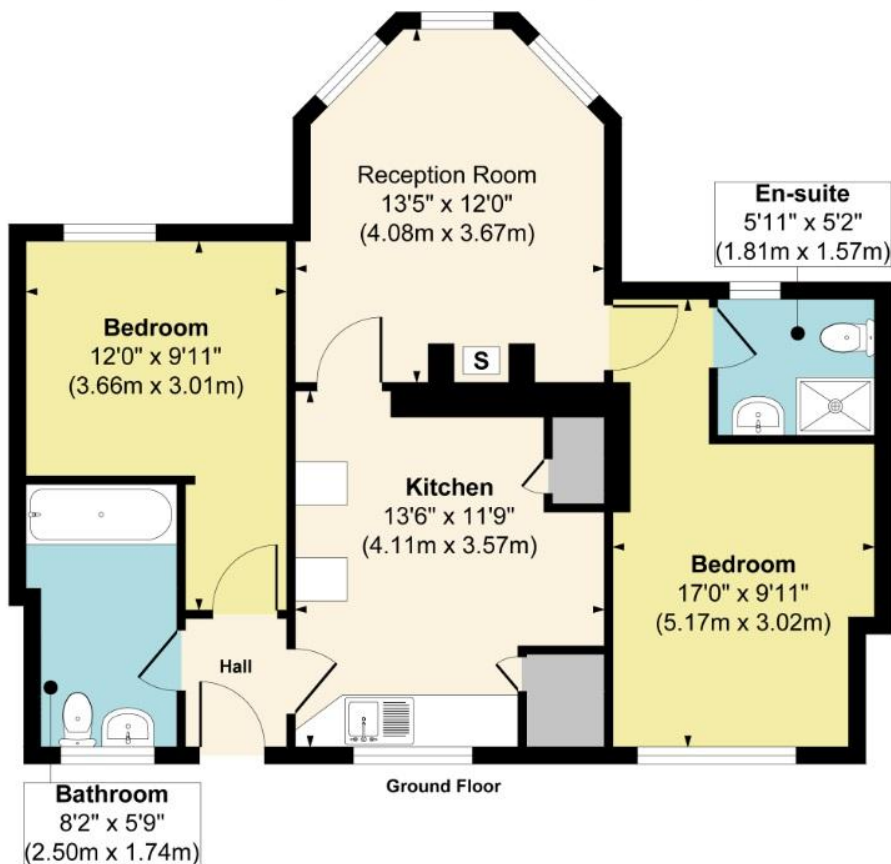
### Location

Ideally located just a short distance from the M54 and Telford, The Toll House offers convenient access to a full range of amenities, services, and shopping facilities in the town. Telford railway station is nearby, providing regular services to Birmingham and beyond, making this an excellent base for commuters.

Council Tax Band B - FREEHOLD - EPC D

## Floorplan

**The Toll House, 1 Burcot Gate, Burcot, Telford, TF6 5AD**



**Approx. Gross Internal Floor Area**

**Main House = 662 sq. ft / 61.52 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

## Rooms

### Reception Room

4.08m x 3.67m (13'5" x 12'0")

### Kitchen

4.11m x 3.57m (13'6" x 11'8")

### Bedroom One

5.17m x 3.02m (17'0" x 9'11")

### En-Suite

1.81m x 1.57m (5'11" x 5'2")

### Bedroom Two

3.66m x 3.01m (12'0" x 9'11")

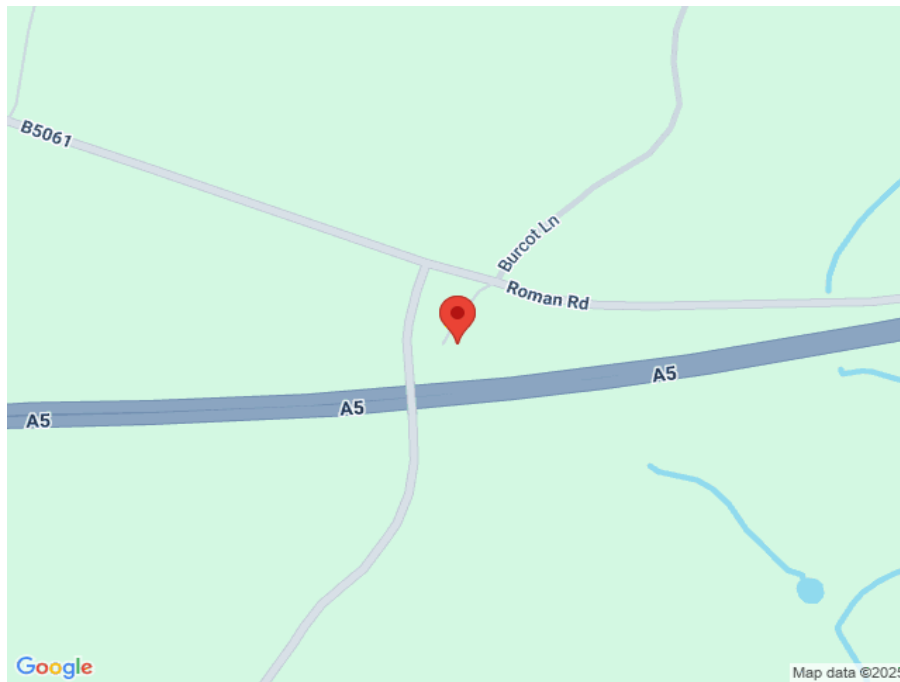
### Bathroom

2.5m x 1.74m (8'2" x 5'8")

## Photographs



## Map



## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. payment varies but will be no more than £960 inc. VAT. These services are optional.

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