



Lubstree Park Farmhouse, Telford

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Lubstree Park Farmhouse

Humbers Lane
Telford
TF2 8LV

Telford Town Centre 6 miles | Wellington 4 miles |
Newport 5 miles | Shrewsbury 15 miles |
Stafford station 17 miles | M54 (J4) 5 miles

**An impressive Georgian farmhouse,
with extensive period features,
requiring modernisation to create a
stunning family home.**

- Substantial semi-detached farmhouse
- Kitchen, utility room, bathroom, cellar
- Four reception rooms, study and office
- Five bedrooms, one en-suite; family bathroom
- Two attic bedrooms
- Redundant swimming pool
- Extensive gardens, paddock. 1.97 Acres in all



The Location

Lubstree Park has an attractive outlook over farmland and open countryside whilst being conveniently close to the thriving commercial centre of Telford. A relatively new town, Telford is an ever-expanding hub of commercial and industrial enterprise with many international businesses operating in the area. This is largely due to its easy accessibility, with excellent motorway links via the M54 and M6 to the south and the A5 and A41 to the north, with train links providing quick access to the major cities of Birmingham and Manchester. International airports at Birmingham, Liverpool and Manchester are within one hour's drive.

The nearby market towns of Wellington and Newport offer a range of local facilities with Telford Town Centre

and Shrewsbury providing a wider range of amenities. There is an extensive choice of excellent primary and secondary, state and private schools in the area, including Haberdashers' Adams' Grammar School, Wrekin College and Shrewsbury School.

Lubstree Park is steeped in history and takes its name from a long-lost area of medieval parkland that once formed the largest fenced area in the whole of the Wealds Moors. At the time of the Domesday survey the area was thought to have been a deer park. More recently the farm has been a soft fruit and then arable farm. The farm buildings to the rear having been developed for residential use, the farmhouse is now offered for sale as a separate entity.



The Property

This stunning period property is host to an outstanding range of period features with the front reception rooms, which would have been the original entertaining areas, and the primary bedrooms having original sash windows, attractive and intricate coving, cornicing and dado rails - all typical to the era of the property. The house has been unoccupied for a number of years and would now benefit from a scheme of modernisation and improvement works to return it to its rightful former glory.

The ground floor accommodation is extensive and comprises two substantial formal reception rooms and a smaller snug at the front of the house. To the rear of the house is the kitchen with adjacent dining area and separate utility room, downstairs bathroom and two further reception rooms. In addition there is a cellar.

To the first floor are five bedrooms, one of which has en-suite facilities, and a family bathroom.

To the second floor are two further generous size bedrooms and a landing study area.

Substantial gardens are found to the front of the house, predominantly laid to lawn, with the gravel driveway sweeping through the lawns which are encircled by mature trees and hedging and a brick wall which ensures a feeling of total privacy and seclusion. To the side of the garden is a walled courtyard which is home to the swimming pool. Whilst this has been unused for a number of years, it could be readily reinstated with the courtyard and seating area providing a sheltered entertaining space with ready access to the house through French doors.

Beyond the drive is a small paddock area which offers ideal space for further extension of the gardens or equally for grazing of a horse or pony or other livestock. The surrounding network of quiet country lanes are ideal for the exercising of horses.



Services

Mains electric and water are connected. Oil fired central heating system. Drainage is to a private septic tank.

We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Lubstree Park Drive

The occupier of Lubstree Farmhouse is required to make a 10% contribution towards the maintenance of the driveway.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Telford & Wrekin Council, Darby House, Lawn Central, Telford, TF3 4JA.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

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Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk. Please note that due to the COVID-19 pandemic, viewings are subject to strict safety guidelines.

Directions

From Market Drayton follow the A53 south to Hodnet. On the outskirts of Hodnet take the A442 towards Telford. At the roundabout on the outskirts of Telford take the first exit left and at the next roundabout take the first exit left for Horton. Follow this lane through Horton and Preston upon the Weald Moors. The private shared drive to the Lubstree development will be found on the left hand side a short distance later. Lubstree Farmhouse is accessed via the first drive on the right hand side.

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"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330