



THE NEW BARN

PARK LANE | OLD PARK | TF3 4TG





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Wellington 3.5 miles | Newport 8.1 miles | Shrewsbury 16 miles | Wolverhampton 20 miles | Birmingham 35 miles
(all mileages are approximate)

AN IMPRESSIVE FAMILY HOME FINISHED TO A HIGH STANDARD WITH
TRIPLE GARAGE

No Onward Chain
Triple Garage with Driveway
Annexe Potential
Close to Amenities
Private Rear Garden



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Exceptional five-bedroom barn-style family home offering spacious accommodation across three floors, just a short walk from Thomas Telford School. Featuring multiple reception rooms, a superb country-style kitchen/diner, ample parking, garages, a private rear garden and planning permission for a self-contained annexe, all offered with no onward chain.

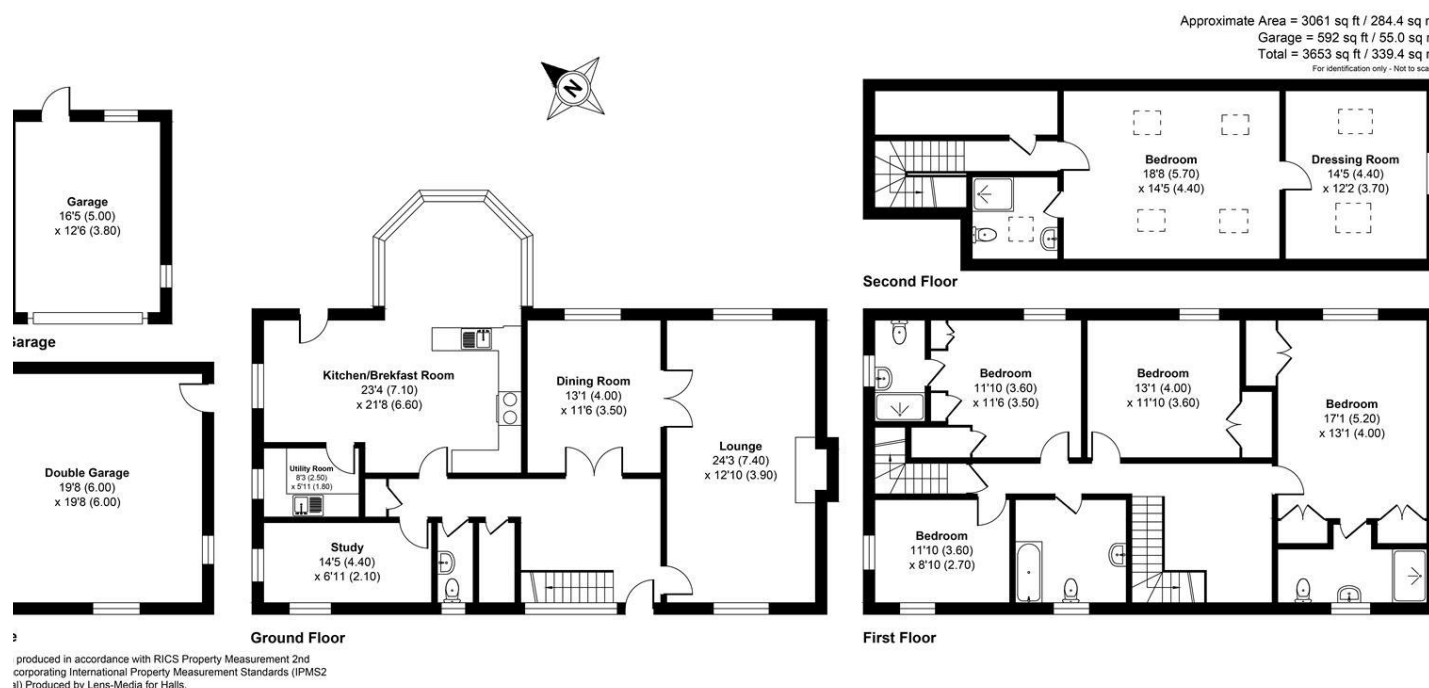
SITUATION

Situated in the well-established and highly regarded area of Old Park, this property enjoys an enviable setting combining everyday convenience with excellent leisure opportunities. Telford Town Park, with its extensive woodland walks, play areas and recreational facilities, is just a short distance away, while Telford Centre, Southwater's restaurants, cafés and cinema, and Telford Central railway station are all within easy reach. The area is particularly popular with families thanks to its proximity to the highly regarded Thomas Telford School, together with excellent transport links via the M54, making commuting across the West Midlands and beyond both quick and convenient.

PROPERTY

Constructed to an excellent standard, this impressive five/six-bedroom barn-style home offers beautifully proportioned accommodation across three floors, combining character-inspired architecture with modern family living. Ideally located close to local amenities, excellent transport links and highly regarded schools, including Thomas Telford School within walking distance, it is perfectly suited to growing families.

An impressive arched barn entrance opens into a welcoming reception hall with a guest cloakroom and staircase to the upper floors. The spacious 24ft lounge features an exposed brick fireplace with a remote-controlled gas log-effect fire and double doors leading into the formal dining room, creating an ideal layout for everyday living and entertaining.



The heart of the home is the generous country-style kitchen/diner, fitted with an extensive range of units and offering ample space for dining and relaxed seating. A separate utility room, dedicated study and excellent storage add to the practicality. The first floor comprises four double bedrooms, two benefiting from fitted wardrobes and en suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom.

Occupying the entire second floor, the principal suite provides a private retreat with a spacious bedroom, dressing room that could also be used as a sixth bedroom or nursery, and a contemporary en suite shower room.

Offered with no onward chain, this exceptional home is ready for its next owners to move straight in and enjoy.



GARDENS & GARAGE

Outside, the property occupies a generous plot and enjoys extensive driveway parking to both the front and rear, providing ample space for numerous vehicles, a motorhome or caravan, and visiting guests. Complementing this is a detached single garage with an electric up-and-over door, together with a separate double garage offering excellent storage, secure parking or workshop space, making it ideal for families and hobbyists alike.

The rear garden is a particular feature of the home, backing onto a mature tree-lined outlook that provides a peaceful and private setting. Beautifully maintained, it offers a spacious paved patio, perfect for outdoor dining, summer barbecues and entertaining family and friends, while the generous lawn provides plenty of room for children to play or keen gardeners to enjoy. A useful garden shed offers additional storage for tools and equipment, and the established boundaries create a wonderful sense of seclusion throughout the year.

Further enhancing the property's appeal, planning permission has already been granted to convert the detached double garage into a self-contained annexe. This presents an exciting opportunity for multi-generational living, guest accommodation, a home office, studio or gym, or the potential to generate additional income, subject to the approved planning consent and any necessary building regulations. Offering exceptional versatility both inside and out, the outdoor space perfectly complements this impressive family home.

gasSCHOOLING

The property is ideally positioned for families, with a range of highly regarded primary and secondary schools close by. Most notably, the sought-after Thomas Telford School is within walking distance, while other well-regarded schools, including Old Park Primary School, The Telford Langley School and Wrekin College, are all easily accessible. Excellent transport links also provide convenient access to a wider choice of schools across Telford and the surrounding areas, making this an ideal location for families with children of all ages.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, gas, electric and drainage.

LOCAL AUTHORITY

Telford and Wrekin Council

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



