



Helping *you* move



The Bothy, Preston on the Weald Moors

A beautifully presented, four bedroomed detached family home, set in the outstanding grounds of a Grade 1 Listed Building's private estate, on the edge of a popular village. With spacious and versatile accommodation, this property is perfect for a growing family or for those who enjoy entertaining.

Offers in the Region of
£450,000

The Bothy, 20 Weald Moors Park, Preston on the Weald Moors, TF6 6DQ

Overview

- Popular village location
- Four bedroomed detached house
- Bright and airy lounge
- Spacious family dining kitchen
- Utility room and cloaks/WC
- Master en-suite bedroom
- Garage (in a block, close by)
- Two separate parking spaces
- Walled gardens to three sides
- Use of 2 acres of private estate land
- Double Glazing, Gas CH
- Freehold; EPC C; Council Tax D
- Annual maintenance fee payable



Location

Situated in the heart of the rural Village of Preston on 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 Town of Wellington (approx. 4 miles distant) which also offers a range of shops, supermarket, library, leisure centre, Bus and Railway Stations. The M54 is approximately 6.5 miles distant, providing excellent commuting access to the M6 and west midlands.

Brief Description

Built in 2000, this beautifully presented, spacious four bedroomed detached house is set in two acres of private estate grounds, ideal for a growing family, or for those who enjoy entertaining.

In brief, the property is entered via a front door which opens into a through hallway with tiled floors. To the left is bedroom four, which could also be utilised as a study, playroom or further reception room, depending upon needs. To the right is the utility room, again, with tiled floor and a large built-in cupboard as well as a range of units with space and plumbing provision for washing machine etc. A cloakroom is fitted with a white two piece suite. Adjacent to the cloakroom is the generous lounge, having three windows which make it a very light and airy living space. To the rear of the lounge is the master bedroom, having dual aspect windows and large en-suite, as well as two built-in wardrobes. The kitchen diner is comprehensively fitted with a range of



pale wooden shaker style units having integrated appliances, finished with contrasting worktops and complementary tiling. French style patio doors open to the side of the property, where there is a flagged pathway leading from the front to the rear garden.

Stairs ascend to the first floor landing, off which are two large double, each with feature circular window and additional skylights and the family bathroom, again, with skylight and fitted with a modern, white, three piece suite. Externally, the property benefits from a garage, situated close by in a block, two allocated parking spaces, with the garden being fully enclosed by an attractive brick wall. The gardens to the front and rear are laid mainly to lawn, with borders featuring a range of established shrubs and perennials. There are patio seating spaces in both the front and rear garden, providing places to enjoy the sunshine at different times of the day.



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band D

SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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.

AGENTS' NOTE

We understand there is a management fee of £516 pa for the upkeep of the communal areas and use of the two acres of gardens– this also covers the provision of electricity to the garage. Solicitors to confirm

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.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 and proceed along the road for approximately 2 miles. At The Queens public house bear left and at the crossroads turn left towards Preston on the Weald Moors. Driving into the Village, take the second left into Wappenshall Lane and then as you approach the Church in front of you, continue straight on, into Weald Moors Park, where the property will be found at the end of the cul-de-sac, on the left hand side, just in front of Katherine's Hall.

METHOD OF SALE

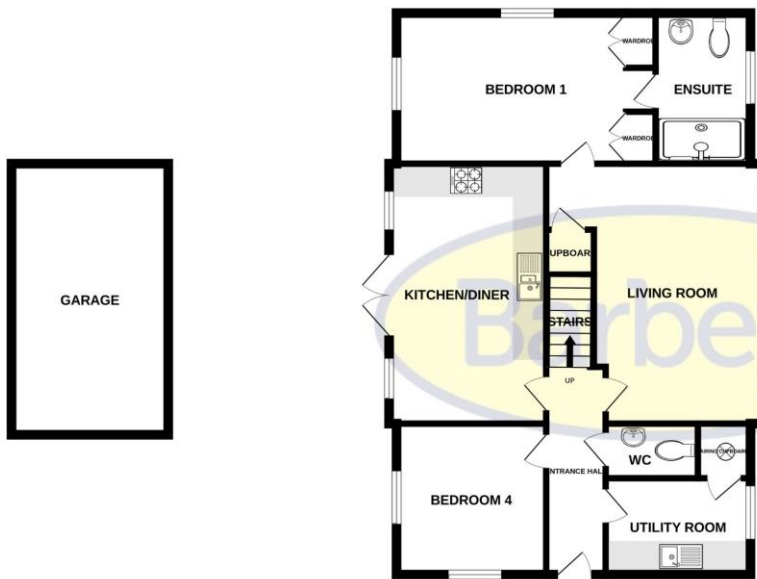
For Sale by Private Treaty.

WE31898.080923

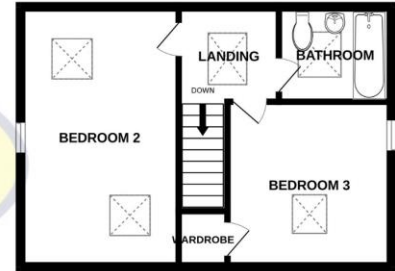
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.3 sq.m.) approx.
Made with Metropix ©2023



All measurements quoted are approximate:

- BEDROOM FOUR** 9' 2" x 9' 1" (2.79m x 2.77m)
- UTILITY** 8' 7" x 5' 8" (2.62m x 1.73m)
- CLOAKROOM/WC** 5' 5" x 3' 0" (1.65m x 0.91m)
- LOUNGE** 15' 9" x 10' 0" minimum (4.8m x 3.05m min)
- KITCHEN / DINER** 15' 9" x 9' 6" (4.8m x 2.9m)
- BEDROOM ONE** 15' 8" maximum x 9' 2" (4.78m max x 2.79m)
- EN-SUITE SHOWER ROOM** 9' 2" x 5' 8" (2.79m x 1.73m)
- BEDROOM TWO** 16' 0" x 9' 6" (4.88m x 2.9m)
- BEDROOM THREE** 10' 1" x 10' 0" (3.07m x 3.05m)
- FAMILY BATHROOM** 6' 8" x 5' 6" (2.03m x 1.68m)
- GARAGE** 16' 7" x 9' 7" (5.05m x 2.92m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD
Tel: 01952 221 200
Email: wellington@barbers-online.co.uk



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 purposes 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.