



Treetops, The Wrekin, Shropshire

For the finer things in property.



# Treetops The Wrekin, Telford, Shropshire, TF6 5AL

A unique architecturally designed house standing in a superb elevated position at the foot of The Wrekin offering versatile accommodation and 2.3 acres of enchanting woodland grounds

M54 2 miles, Telford 4.6 miles, Ironbridge 7.6 miles, Much Wenlock 10.6 miles, Shrewsbury 12.3 miles, Birmingham 38.7 miles

Open plan living and dining area | Kitchen Study | Four en-suite bedrooms | Laundry room Internal stores | W.C. | Lift | Three garages Shed | Woodland grounds extending to 2.3 acres

EPC Rating: C

## The property

Treetops stands in an elevated position nestled into the side of The Wrekin, an iconic Shropshire hill, offering an extraordinary location amongst the serene tree canopies and above the reservoir. Architecturally designed and constructed in 2003, Treetops offers versatile accommodation with a layout that maximises on its enchanting environment. Infrastructure and future proofing was carefully considered in the design with a heat recovery system, underfloor heating to both levels, sound proofing and a mobility lift.

To the ground floor are three spacious double bedrooms each with an en-suite and doors onto the veranda. Completing the accommodation on this level are cold and dry stores, a utility room and gardeners W.C.

A spiral staircase rises to the first floor where the light flooded principal bedroom is served by an en-suite shower room. At the heart of the house and most notable is a superb open plan living and dining room with vaulted ceiling and full height windows, providing an atmospheric entertaining space from where to enjoy the woodland views. There are unique features to either end of this magnificent room with a wood burning stove set into a striking Guard stone surround and a floating bow window. Leading off the reception space is the fitted kitchen with range of integrated appliances. A study opens from the reception room with pull down ladder to useful storage space above. Running the full length of the house and accessed through two sets of sliding doors is a balcony with westerly aspect overlooking the grounds and surroundings.

## Outside

The long driveway leads up to a turning area with garaging to the front of the house.

The grounds at Treetops are predominantly woodland arranged over varying levels with meandering footpaths and a delightful powered waterfall. Within the grounds are a log store, shed and greenhouse.





## Location

Nearby is the charming village of Little Wenlock with an active local community offering year round events organised by the village hall, Church and well reputed public house – The Huntsman. There are a number of footpaths and bridle ways giving access to The Wrekin and surrounding countryside for walking and riding, along with a golf course nearby.

The area is renowned for its excellent schools within the state and independent sectors. Coalbrookdale Primary school is a short drive while Wrekin College, Thomas Telford, Newport Grammar and the range of Shrewsbury schools are all easily accessible.

The village is well placed for commuting to Wellington, Shrewsbury, Telford and Midland Business centres, while the nearby town of Much Wenlock offers a range of local amenities, individual shops and weekly farmers market. Regional airports include Birmingham, Manchester and East midlands.

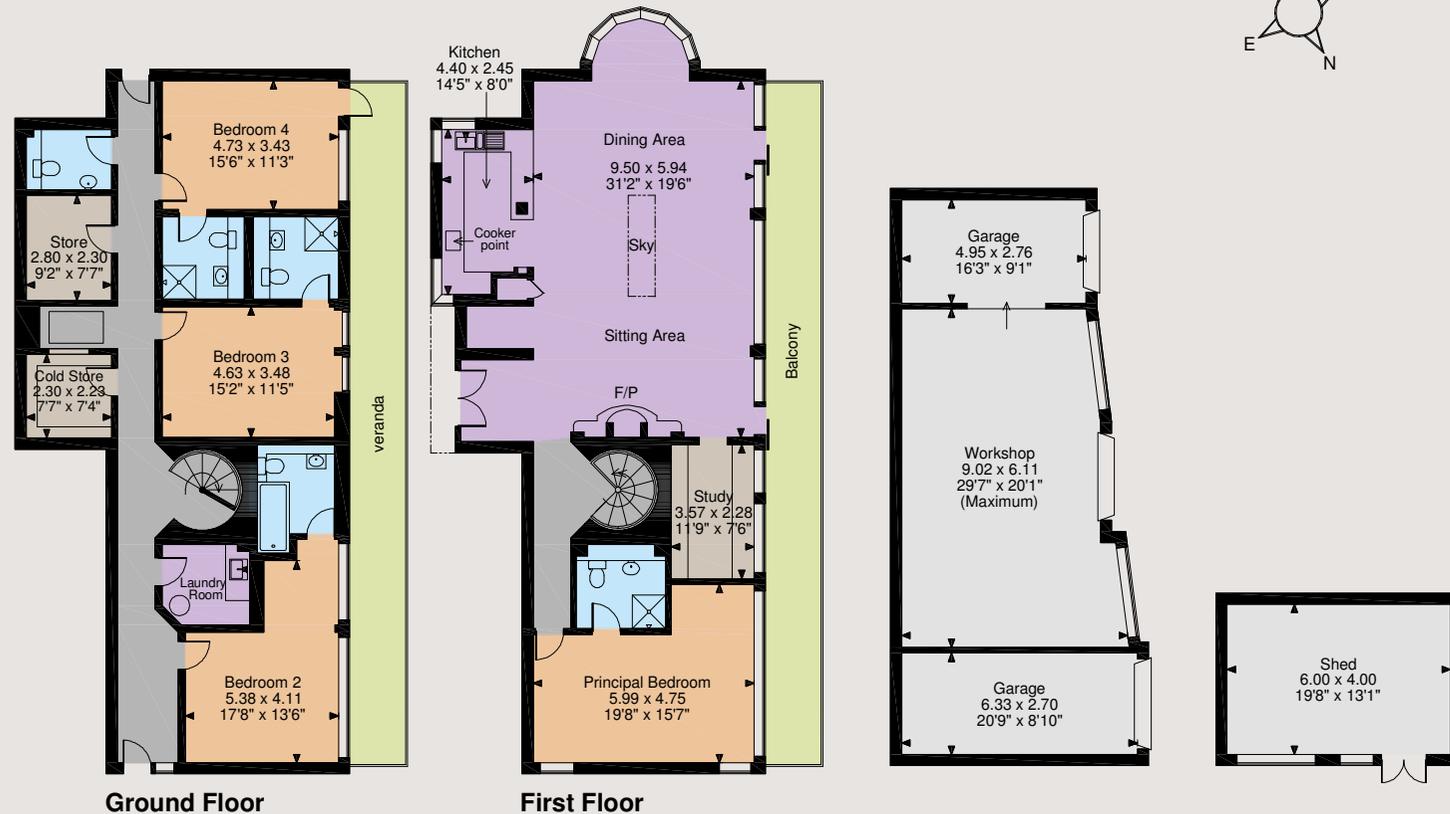
## Directions

NB: Satnav will not take you directly to the property. When approaching from the M54 there is a one way system up hill, then take the left hand turning onto Ercall Lane. The driveway for the property will be found a short distance on the right hand side.

what3words: ///goal.finer.charm



Treetops Wrekin, Telford  
 Main House internal area 2,753 sq ft (256 sq m)  
 Garages & Workshop internal area 879 sq ft (82 sq m)  
 Shed internal area 258 sq ft (24 sq m)  
 Balcony external area = 293 sq ft (27 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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### General

**Services:** Mains electricity, water and drainage.  
 Heat source air pump.

**Local authority:** Telford and Wrekin

**Council tax:** Band G

**Tenure:** Freehold

**Fixtures and fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

**Guide Price:** £725,000

### Shrewsbury

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