



Herbert House

11 Weald Moors Park, Preston, Telford, Shropshire



BNP PARIBAS GROUP 

A house of poise and elegance being one of the two curved wings of the Grade I listed building

Herbert House forms part of what was an impressive Georgian hospital and renovated into residential accommodation by Shropshire Homes. The property has fine details along with access to the gardens and private parking to the front of the house.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



GARDENS



FREEHOLD



VILLAGE



1,975 SQ FT



**GUIDE PRICE
£475,000**

The property

Herbert House has been immaculately maintained and is beautifully presented, having been owned by the same people since its conversion in 2003. With high ceilings, large windows and unique curved walls, this individual property (being predominantly south facing) is elegant, bright and welcoming.

This home features a distinctive cloister to the front, a perfect area to sit, socialise and enjoy the gardens in all weathers. Off the cloister is a useful storage area and the current owners have obtained 'permitted development' consent from Telford & Wrekin Council Planning Department, to install an EV charging point (subject to conditions).

The main entrance door, opens from the cloister into the hallway, which runs along the inside curve of the building and features a large, walk-in understairs storage cupboard to the one end. To the far right is the spacious drawing room, with double aspect windows and feature fireplace (housing a coal effect gas fire). Adjacent to the drawing room is the

cloakroom/WC with provision for a washing machine and tumble drier concealed behind bifolding doors. The rear aspect study room has plenty of space for a large desk with a useful recess for cabinets/bookshelves etc. The remainder of the ground floor comprises the kitchen diner, again, a well proportioned room with the dining area at the far end, having French style doors opening to a patio and the gardens behind. The main kitchen area features a range of bespoke wooden fronted units of base and wall mounted cupboards and drawers, with granite worktops over. A central island provides additional breakfast seating space and the kitchen is finished off with integrated appliances including a fridge freezer, dishwasher, combination microwave oven and wine fridge. A range cooker with six gas burners and fan assisted electric ovens below forms the focal point of the kitchen, with chimney style cooker hood over.

Turned stairs rise from the ground floor to the first floor landing, which again, runs along the inside curve of the property. To the one end, over the drawing room, is the spacious principal bedroom, with its double



aspect windows enjoying far reaching views over the gardens and farmland beyond. The guest bedroom is located to the other end of the landing, having built-in wardrobes to one wall and a dressing area which leads to the en suite shower room, featuring a white suite. A third bedroom is located adjacent to this, having a useful alcove for a wardrobe. The family shower room has been refitted with a modern suite, including a large glass fronted curved shower cubicle with mains shower (having both a rainfall shower head and standard shower head), close coupled WC and pedestal wash hand basin. Finally, to the second floor, is a useful second study, with bespoke fitted furniture and front aspect window.

Outside

The property enjoys the use of the surrounding gardens, which extend to approximately two acres, and which are immaculately maintained.

As well as two parking spaces immediately to the front of the property, the owners of number 11 have an additional garage with parking space in front, located

to the north east of the property, in the more recent part of the development.

Location

Set in a peaceful rural position, Weald Moors Park is conveniently placed giving a wonderful country aspect, whilst allowing quick access to the road and rail networks. The neighbouring village of Horton has a recently renovated public house whilst nearby Greenfields has a well reputed farm shop. Nearby Newport and the market town of Wellington exhibit a number of popular restaurants, bars and cafes. Schools in both the private and state sector can be found nearby, including Thomas Telford, Wrekin College, The Old Hall School, Harper Adams University, Adams Grammar and Newport Girls High. The larger centres of Stafford and Telford offer good rail links and the M54 provides easy access to Birmingham, Manchester and beyond. Wolverhampton, Stoke-on-Trent, Newcastle and Shrewsbury, are all within commuting distance.



Distances

- Wellington 4 miles
- Telford 6 miles
- Newport 6.5 miles
- Shrewsbury 15 miles
- Wolverhampton 22.5 miles
- Birmingham 37 miles

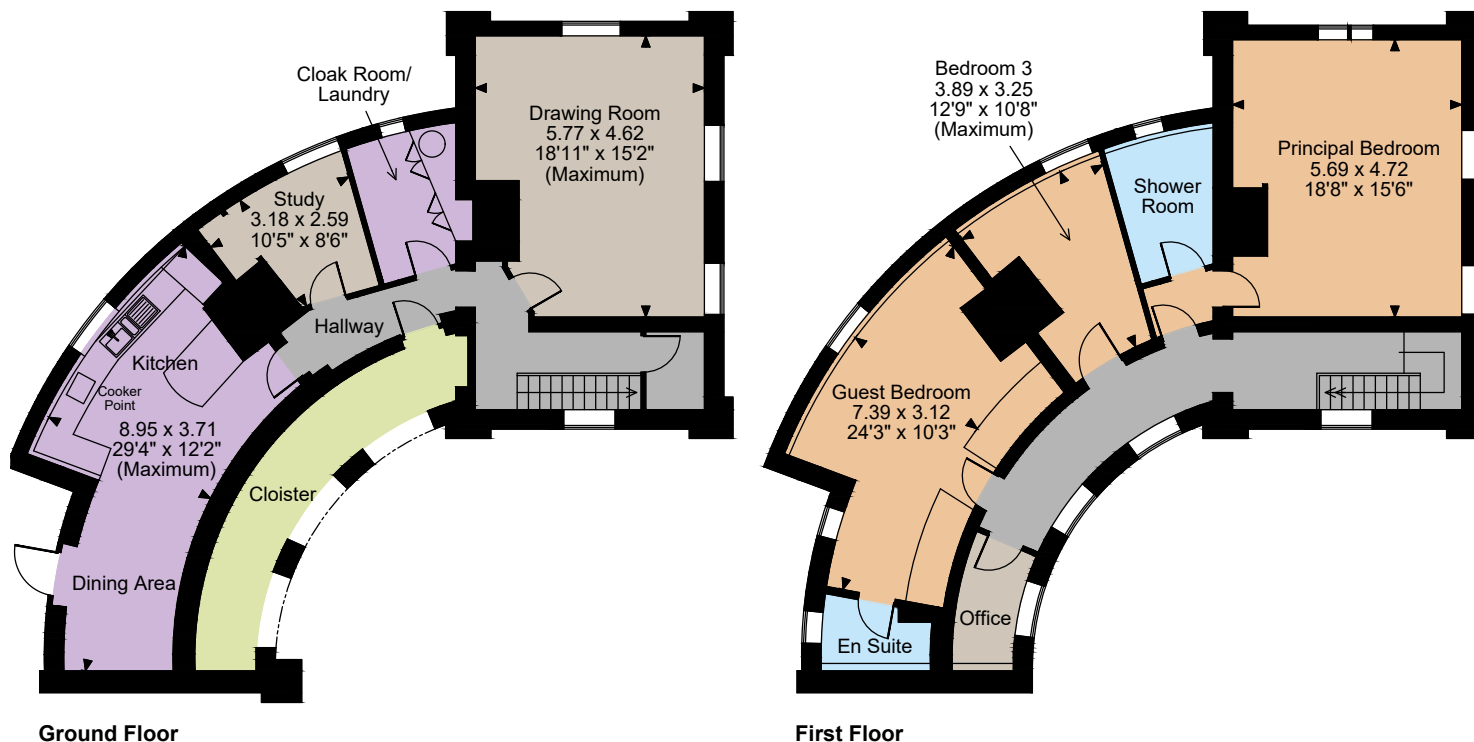
Nearby Stations

- Wellington
- Telford Central
- Stafford

Nearby Schools

- St Lawrence Primary School
- Old Hall Preparatory School
- Wrekin College
- Haberdashers Adams Grammar School
- Newport Girls' High School Academy
- The Burton Borough School
- Birchfield School





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

House internal area 1,975 sq ft (178 sq m)
For identification purposes only.

Directions

Post Code: TF6 6DQ
what3words: ///wooden.flamed.etchings

General

Local Authority: Telford and Wrekin

Services: Mains water, gas, electricity and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

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

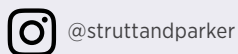
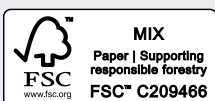
Agents notes: Every property owner is a member of the Home Park (Preston) Residents' Association (three of which are Directors, managing the development on behalf of the residents), for which biannual fee of £1,943.03 is payable (in January and July). This fee includes buildings insurance cover, external decoration renewal (when necessary) as well as grounds maintenance etc

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