



4 Horsehay Farm, Farm Lane, Horsehay

Helping *you* move



4 Horsehay Farm, Farm Lane, Horsehay, Telford, TF4 2NE.

Offers in the Region of £595,000



Situated in a backwater position in this sought after residential area, this Superb Detached House offers excellent sized accommodation throughout, ideal for the growing family.

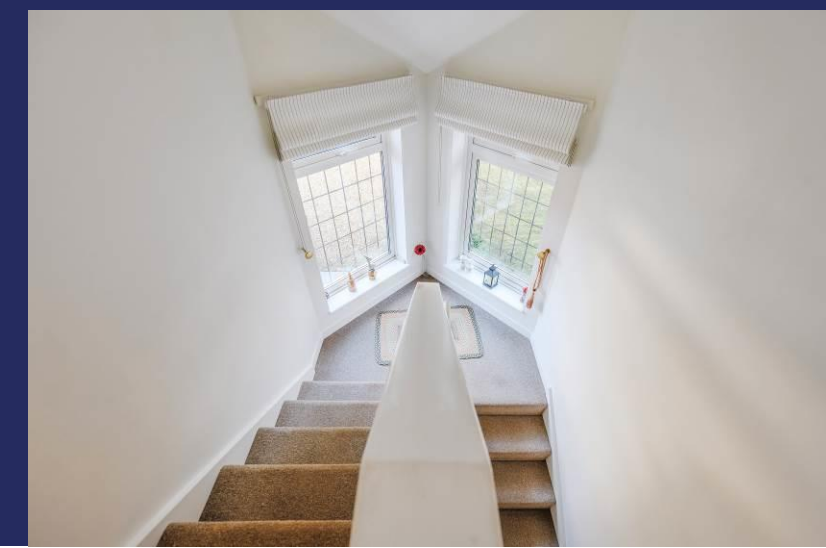
- An Attractive Executive Style Detached House
- Lounge, Sitting Room and Study
- Breakfast Kitchen, Utility Room
- Two Bedroom Suites with Dressing Rooms and En-suites

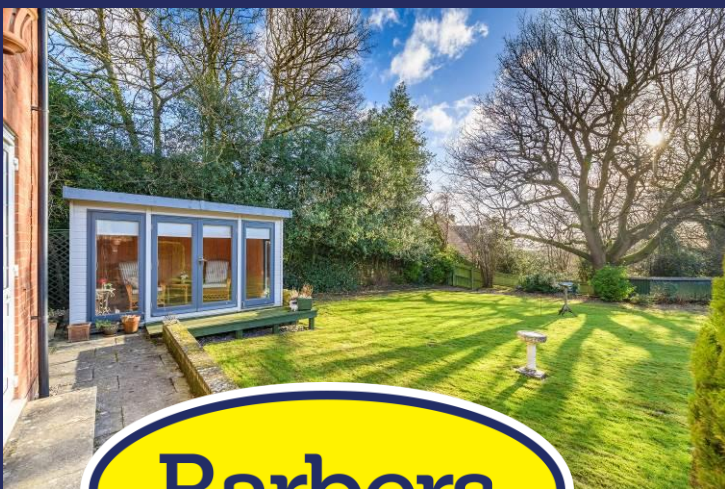
- Two Further Bedrooms, Main Bathroom
- Double Garage and extensive Driveway
- Lovely, generous garden plot of approx. 1/3 acre
- Gas CH, Double Glazing



Brief Description

An attractive Detached House with generously proportioned accommodation throughout, ideal for family occupation. A recessed Porch opening into a small Reception Hall with cupboard to the side. A door opens into the Sitting Room / Hall with stairs to the first floor and doors open into the Kitchen, Lounge and Study. The Lounge is a light and airy room with dual aspect and attractive fireplace housing a multi-fuel burning stove. The attractive Breakfast Kitchen has a wealth of light streaming in from three windows and half glazed French doors – there is an excellent range of drawers, base and wall mounted units with complementary working surfaces, inset sink unit, integrated fridge / freezer and double Rangemaster with extractor over; walk-in pantry cupboard and door leading into the Utility with a further range of units with working surface and sink, provision for two appliances and door to the Garage and door to the Toilet.





A feature staircase, with half turn and two windows, ascends to the first floor Landing with access to loft space and good sized airing cupboard. The principal Bedroom suite includes a Dressing Room and En-suite Bathroom with fabulous five piece suite including a double shower cubicle and roll top bath. There is a second Bedroom suite with Dressing Room including a double vanity sink unit and an En-suite Shower Room. There are two further Bedrooms and a principal Bathroom with three piece suite. The property benefits from gas central heating and double glazing.

Externally, the property enjoys a generous plot size of approximately 1/3 of an acre – to the front the property is approached over a sweeping gravel driveway with adjacent lawned area; access on both sides leading through to the rear garden which is predominantly laid to lawn with good sized patio area, Summer House, feature raised Koi Carp Pond with pergola over, established hedging and trees (including a 200 year old Oak with a TPO); pathways lead to the bottom of the garden where there are two sheds.



Helping *you* move

LOCATION

Situated in the popular area of Horsehay with a variety of lovely walks around the local area and being approx. 3 miles from the UNESCO World Heritage Site of Ironbridge Gorge. Excellent transport links to Telford, Shrewsbury and the West Midlands Conurbations via the M54, which is approximately 3 miles from the property. The property stands some 2 ½ miles from Telford Town Centre, which offers a modern range of shopping and leisure facilities.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

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.

DIRECTIONS

From Wellington proceed along the Dawley Road, at the roundabout take the 3rd exit towards Horsehay, take the 1st left into Farm Lane and after a short distance turn right into a private driveway and no.4 will be found at the bottom left hand side.

LOCAL AUTHORITY

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

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WE34292.110124

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

RECEPTION PORCH 4' 2" x 4' 1" (1.27m x 1.24m)

HALL / SITTING ROOM 15' 0" x 10' 7" (4.57m x 3.23m)

LOUNGE 18' 9" x 12' 6" (5.72m x 3.81m)

STUDY 8' 8" x 8' 1" (2.64m x 2.46m)

BREAKFAST KITCHEN 18' 5" x 15' 3" (5.61m x 4.65m) plus additional recess area

UTILITY ROOM 13' 0" x 9' 5" (3.96m x 2.87m) max. measurements

TOILET 4' 5" x 2' 5" (1.35m x 0.74m)

BEDROOM ONE 15' 1" x 11' 3" (4.6m x 3.43m)

DRESSING ROOM 8' 1" x 7' 8" (2.46m x 2.34m)

EN-SUITE 15' 1" x 6' 7" (4.6m x 2.01m)

BEDROOM TWO 12' 8" x 11' 0" (3.86m x 3.35m)

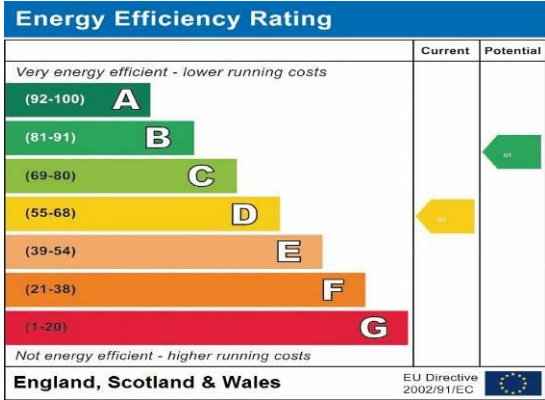
DRESSING ROOM 6' 9" x 4' 8" (2.06m x 1.42m)

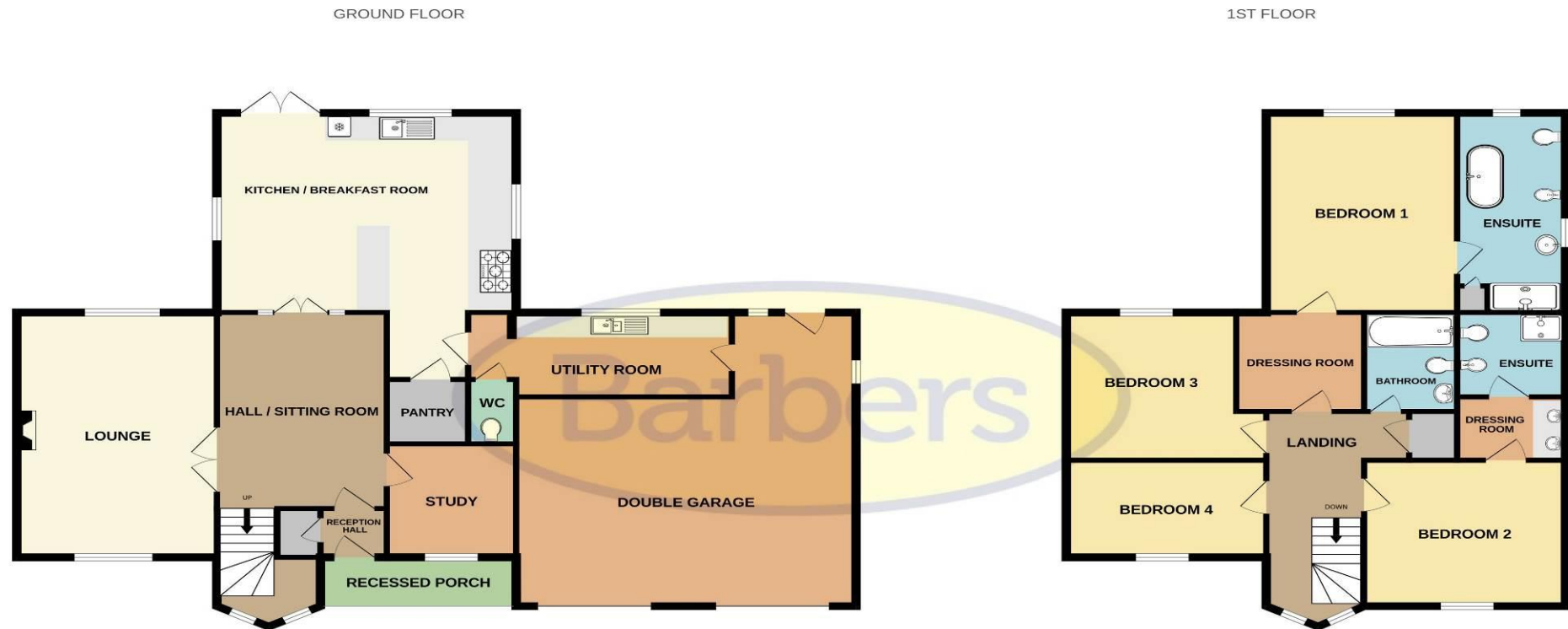
EN-SUITE 6' 9" x 5' 9" (2.06m x 1.75m)

BEDROOM THREE 11' 1" x 10' 8" (3.38m x 3.25m) plus door recess

BEDROOM FOUR 12' 8" x 7' 5" (3.86m x 2.26m)

BATHROOM 7' 8" x 5' 6" (2.34m x 1.68m)





Made with Metropix ©2023

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 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.



WELLINGTON
1 Church Street, Telford, TF1 1DD | Tel: 01952 221200
Email: wellington@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON
NEWPORT
SHREWSBURY
WELLINGTON/TELFORD
WHITCHURCH