

## MILLINGTON'S LODGE

LODGE ROAD, DONNINGTON, TELFORD,  
SHROPSHIRE, TF2 7QL.

A spacious four bedroomed detached house, situated within approximately 3.2 acres (1.3 hectares) of pasture and woodland, together with an attached garage and outbuilding.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION  
(Please refer to the Planning section in the details for further information).

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FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION ON COMPLETION

**Guide Price : £420,000**

**REF: C359**

These particulars give only a general outline and your attention is drawn to the important notice printed within them.



**Planning.  
Design.  
Property.**

0345 340 5215  
[www.acorus.co.uk](http://www.acorus.co.uk)

## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description of the property for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

Millington's Lodge is located along Lodge Lane, situated 2.5 miles east of Donnington Wood and 4.5 miles north-east of Telford and benefits from being in close proximity to the M54. The predominant land use in the area is agriculture interspersed with rural dwellings.

## DESCRIPTION

This spacious four bedroom detached house was built in 1997. Of brick construction under a tile roof, the property is accessed by a private access track with gravel parking.

## ACCOMMODATION

### Ground Floor

Entrance is through a front porch into a hall with doors leading to:-

First Double Bedroom with en-suite (4.3 x 4.3m)



Second Double Bedroom with en-suite (4.3 x 3.9m)

Third Double Bedroom (4.1 x 3.5m)

Single Bedroom (4.3 x 2.4m)

Family Bathroom

Store Room, Storage Room, Boiler Room & Utility Room (2.8 x 2.1m)

Lift to first floor (lift shaft with lift not operational)

Boot Room, with external access door and door through to Garage.

Stairs to first floor.

### First Floor

Landing with doors off to:-

Open plan Kitchen (4.1 x 4.1m), with a range of fitted base units, leading to:-

Sitting Room (7.4 x 5.7m) with log burning stove and doors into;

Spacious Living Room (10.9 x 6.3m) with French doors out to a footbridge leading to amenity woodland.



Store Room

WC & wash hand basin

## OUTSIDE

The land (excluding dwelling) comprises of 2.64 acres (1.05 hectare) pasture & amenity woodland (former quarry). The boundaries comprise of wooden post, pig netting and barbed wire. There is a summer house on the land to the east of the property.

## BUILDINGS

Attached to the dwelling by internal access is a single garage/storage area (5.8 x 4.5m).

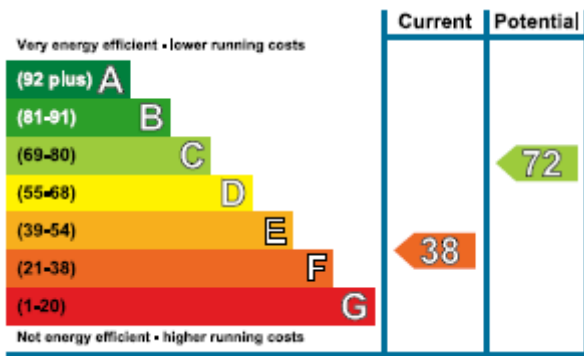
Garden store/workshop of timber construction (7.85m x 7.5m).

## SERVICES

The property is provided with mains water and electricity. Foul drainage is by a septic tank.

The property benefits from LPG fired underfloor heating.

## Energy Performance Rating F.



## PLANNING DETAILS

We are advised that the property is not listed nor does it fall within a conservation area. The dwelling was granted outline planning consent in January 1990 (ref: W89/0584), being subject to an occupancy condition. The occupancy condition states:-

*'The occupation of the dwelling shall be limited to a person solely employed or mainly employed or last employed locally in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry, or a*

*dependant of such a person residing with him or her, or a widow or widower of such a person'.*

Prospective purchasers are advised to make their own enquiries directly to Telford & Wrekin Council.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

## FLOOD RISK

The property is outside the area of risk of extreme flooding by rivers and seas and surface water, as designated by the Environment Agency.

## LOCAL AUTHORITY

Telford & Wrekin Council

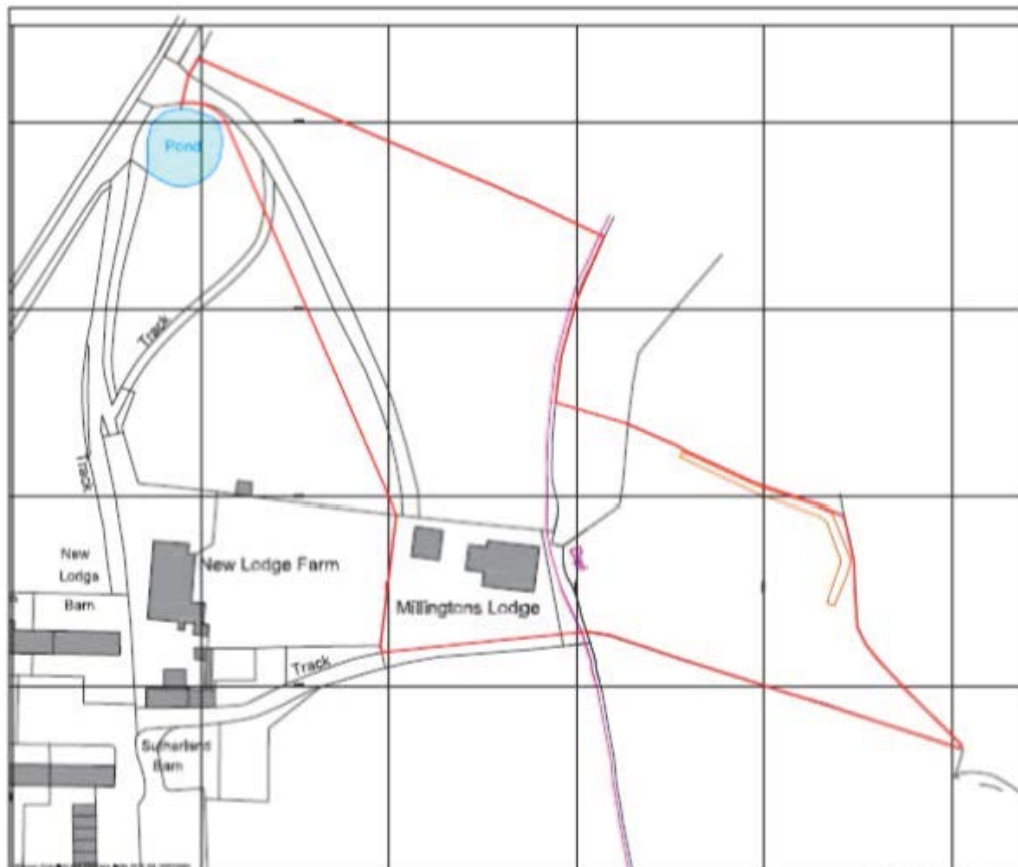
Tel: 01952 380380

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Viewing is strictly by appointment with the selling agent Acorus.







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#### IMPORTANT NOTICE

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