



The Old Rectory
Pitchford | Shropshire



LARCH
PROPERTY



The Old Rectory

Pitchford, Shrewsbury
Shropshire, SY5 7DP

A beautiful, five-bedroom Grade II Listed Georgian former Rectory with coach house providing two bedroomed ancillary accommodation, garaging and further outbuildings, indoor swimming pool, tennis court, stabling and paddocks, set in gardens and grounds of just over 3 acres.

- Entrance hall, inner hall, boot room & WC
- 3 reception rooms, study & cellarage
- Kitchen/breakfast room, pantry & utility room
- Principal bedroom suite with ensuite dressing/bathroom
- 4 further double bedrooms (2 with ensuites) & family bathroom
- Bedroom 5 (Jack & Jill to principal bathroom)
- Coach house: entrance hall, open plan kitchen/breakfast/sitting room, 2 beds & ensuite bathroom
- Leisure suite: shower room, WC, changing room, indoor swimming pool
- Numerous outbuildings, 2 Monarch stables, office & garaging
- Walled & kitchen gardens, orchard, hard tennis court, 2 fenced paddocks, in all about 3.06 acres

DISTANCES IN APPROX MILES

Acton Burnell 1.5m | Condover 3.5m | Shrewsbury 6m
Much Wenlock 9m | Church Stretton 10m | Telford 16m
Ludlow 25m | Birmingham Airport 62m | Manchester
Airport 71m | Liverpool John Lennon Airport 75m







DESCRIPTION

The Old Rectory is a particularly fine Grade II Listed Georgian former Rectory dating back to 1803 with mellow sandstone elevations, canted bay windows to the front and full height sash windows to the rear, which flood the house with natural light, all surmounted by a hipped slate roof. The house has immeasurable charm and is wonderfully symmetrical, displaying period features such as original shutters, corniced ceilings, dado rails, deep skirting boards, ornate fireplaces, wide boarded oak floors and an impressive classical Georgian oak cantilevered staircase.

The Old Rectory is ideally sized for today's family living with versatile accommodation, generously proportioned rooms and exceptional ceiling height. There are three formal reception rooms, being drawing room, dining room and sitting room plus a study. There is a good hall and second rear staircase. The large kitchen/breakfast room has an AGA, pantry and utility room. The ground floor is completed by a cloakroom/W.C. and rear hall/boot room with stairs leading down to substantial useful cellarage.



On the first floor is large landing, inner landing, the principal bedroom suite has fitted dressing room and ensuite, the second bedroom with ensuite and fitted laundry room, bedroom four with shower, two further double bedrooms, with bedroom five, Jack & Jill to the principal and family bathroom.





There is a most attractive detached range of sandstone former coach house outbuildings. These provide three double garages, office/storerooms and house a leisure suite to the ground floor and converted self-contained two bed roomed accommodation on the first floor.

An entrance hall leads to the leisure suite comprises a pool room with indoor pool with Jetstream, changing/gym area and separate shower room. The staircase from the hall leads up to the first floor, which is stunning, with an abundance of exposed beams, great ceiling height with a very light feel with numerous windows. This area accommodates a huge open plan room which houses a fully fitted kitchen with space for large dining table and a living area. The principal bedroom suite has a dressing room, ensuite shower room and free-standing roll top bath and good sized second bedroom. This space is versatile and offers a myriad of possibilities, from holiday cottage to supplementary accommodation for dependant relative.





OUTBUILDINGS, GARDENS & GROUNDS

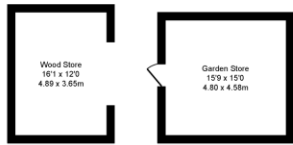
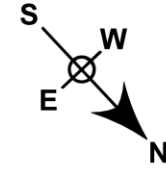
The Old Rectory is surrounded by a three-metre-high sandstone wall, which shields the house totally from view, providing a high degree of privacy and protection. An impressive set of solid timber gates open onto a sweeping gravel drive to the front of the house and a separate private, manicured lawned walled garden with deep herbaceous borders and many established specimen trees and shrubs including magnolias, camelias, rhododendron, tulip tree, ginko, bean tree, wisteria, hydrangeas and roses. To the rear lies an ornamental walled cobbled courtyard garden with central water feature surrounded by lavender. An old wooden door leads to the large tarmac parking area which fronts the coach house and leads to the kitchen garden with greenhouse and potting shed. There is an attractive stone building currently used as a garden store, which could be converted to additional accommodation/stable if required. Beyond this is an enclosed orchard with apples, pears, damsons, plums and greengage and a timber field shelter/log store. Adjacent to the orchard is a hard tennis court which is screened by tall beech hedging. To the gable end of the coach house is an attractive stable block with two Monarch stables and garage/tack/feed store. Beyond the orchard are two post and railed/hedged, level paddocks, making this house ideal for the equestrian buyer.



The Old Rectory

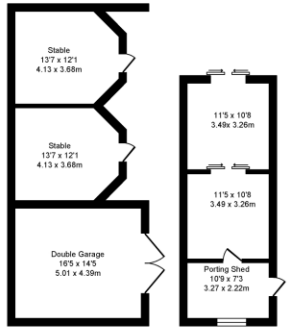
Total Approx. Floor Area 10510 Sq.ft. (976.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



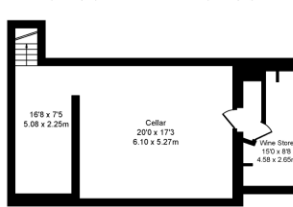
Outbuilding
Approx. Floor
Area 192 Sq Ft
(17.8 Sq M.)

Outbuilding
Approx. Floor
Area 236 Sq Ft
(21.9 Sq M.)

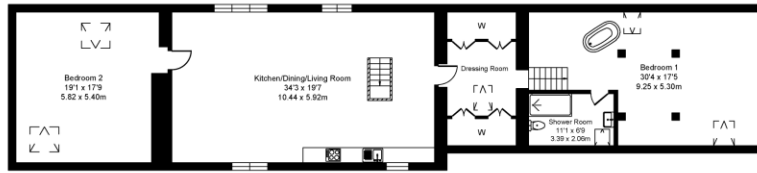


Outbuilding
Approx. Floor
Area 556 Sq Ft
(51.7 Sq M.)

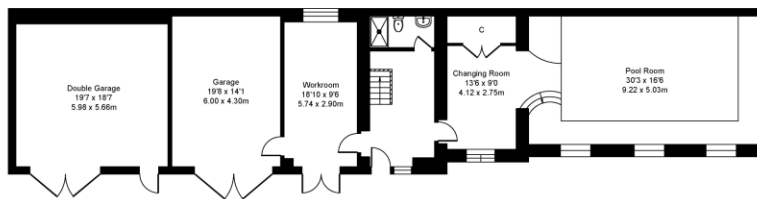
Greenhouse
Approx. Floor
Area 327 Sq Ft
(30.4 Sq M.)



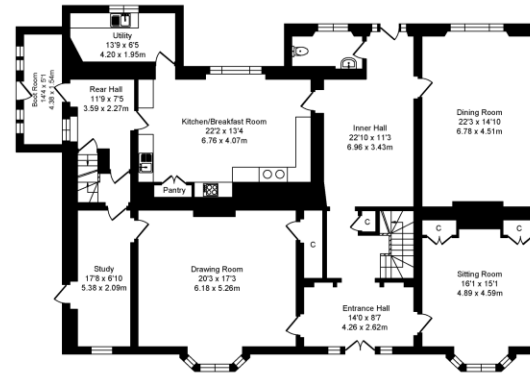
Cellar
Approx. Floor
Area 645 Sq Ft
(59.9 Sq M.)



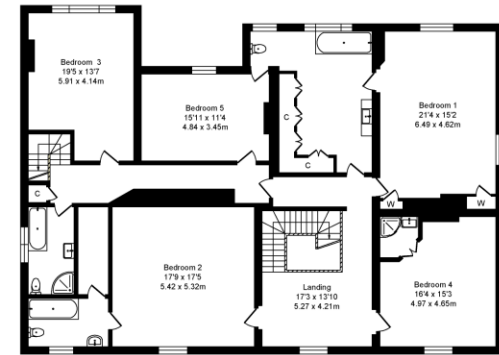
Coach House First Floor
Approx. Floor
Area 1813 Sq Ft
(168.4 Sq M.)



Coach House Ground Floor
Approx. Floor
Area 1758 Sq Ft
(163.3 Sq M.)



Ground Floor
Approx. Floor
Area 2532 Sq Ft
(235.2 Sq M.)



First Floor
Approx. Floor
Area 2452 Sq Ft
(227.8 Sq M.)



LOCATION

The Old Rectory is conveniently located within Shropshire's golden triangle, in the pretty and much sought after village of Pitchford, home to Pitchford Hall, one of England's finest Elizabethan half-timbered houses. The village is surrounded by rolling Shropshire countryside, with the nearby village of Acton Burnell (1.5 miles) having a village Post Office/Shop. The village of Condover (3.5 miles) has a village shop, post office, primary school and Church.

The medieval county town of Shrewsbury is only 6 miles away and offers a wide range of amenities including shops, restaurants and recreational facilities. The nearby towns of Much Wenlock, Church Stretton and Ludlow are all within an easy drive away. The motorway network is easily accessible via the close by A49 linking to the A5, providing easy access to Chester and the M54 towards Birmingham. There is a mainline railway station in Shrewsbury giving easy access to London. There are airports at Birmingham, Manchester and Liverpool.

Shropshire is renowned for its excellent schooling including Shrewsbury School, Shrewsbury High School for Girls, Prestfelde, St. Winefride's Convent, Packwood Haugh, Adcote and Concord College International School as well as a superb choice of state education. There are equestrian facilities nearby at Berriewood (3 miles). Further afield but within easy reach are Radfords Llanymynech, Somerford Park and Kelsall Hill Equestrian Centre. Racing is at Ludlow, Wolverhampton, Bangor-on-Dee and Chester.

DIRECTIONS

What three words: flute.kitchens.supposing

From Shrewsbury take the A458 towards Much Wenlock. Cross over the A5, turning right signposted Acton Burnell and Pitchford. Drive along the road for about 3.5 miles having passed through the hamlet of Cantlop. On entering the village of Pitchford, the impressive, gated entrance of The Old Rectory will be seen on your left-hand side.

PROPERTY INFORMATION

Tenure: Freehold

EPC: House: exempt as Listed, Coach House: G

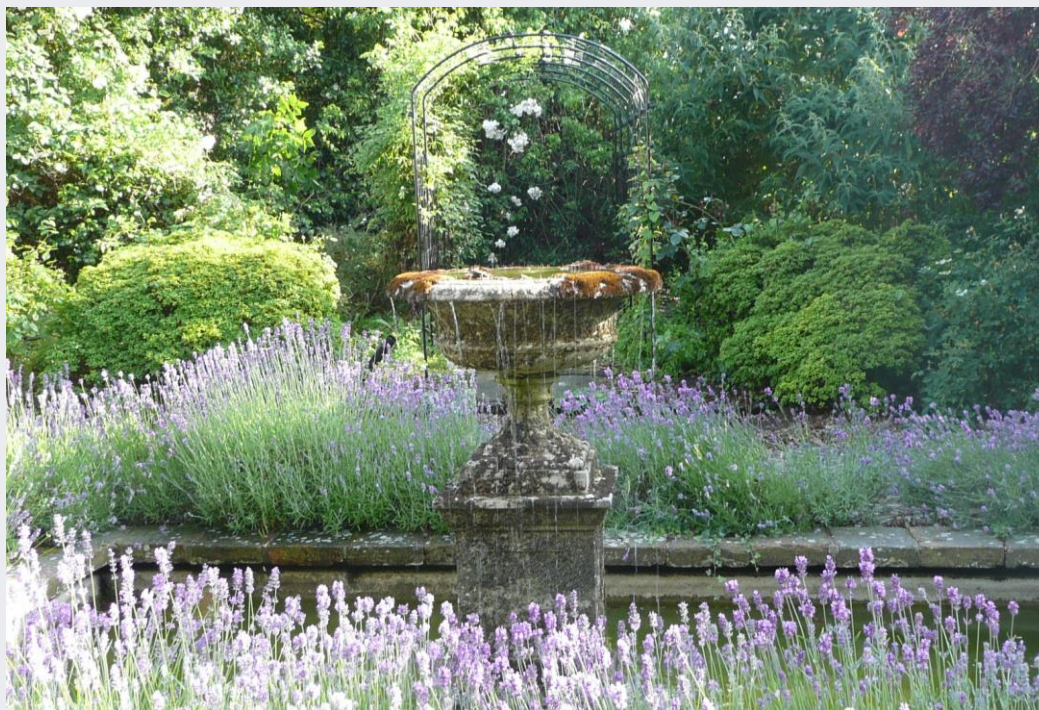
Services: Mains water, electricity, septic tank drainage, oil fired central heating

Agent Notes: The Old Rectory and the garden wall to the north of the house are both Grade II Listed

Local Authority: Shropshire Council: 0345 678 9000

Council Tax Bands: The Old Rectory: Band H
Coach House: Band A





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Shropshire (Head Office)
Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB
Contact Number: 01743 709249

Website: larch-property.co.uk
Email: info@larch-property.co.uk

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