



Whitton Grange  
Westbury | Shropshire





# Whitton Grange

Whitton, Westbury  
Shropshire, SY5 9RD

A unique opportunity to let a substantial six-bedroom period farmhouse with self-contained annexe and excellent equestrian facilities enjoying a fabulous rural outlook near Westbury, Shropshire.

- Six-bed, three reception room Period Farmhouse
- Self-contained one-bedroom annexe
- Three en-suite bath/shower rooms, family bathroom
- Country kitchen with dining area and sitting room
- Utility, boot room and cloakroom
- Period features enjoying an excellent rural outlook
- Garage, storage, dog kennel, log shed and workshop
- Excellent equestrian facilities
- 7 Stables, Wash box, tack room, rug & feed room
- 25m x 60m manege
- 5-horse covered walker
- Hay barn, loose area with shelter and rubber floor
- Long private drive, patio area & lawned gardens
- In all about 20.94 acres

Approximate distances (miles)  
Westbury 1m | Welshpool 9m  
Shrewsbury 10m | Oswestry 18m  
Newport 35m | Birmingham 57m



## Situation

Whitton Grange is approached by a long private drive that sweeps up through the surrounding countryside leading to the property on its elevated position overlooking the Shropshire Hills towards Minsterley and Pontsbury, providing excellent privacy and breath-taking views.

Local amenities are available in the nearby village of Westbury by way of a local village pub, 'The Lion', village hall and church along with the local doctors surgery. A more extensive range of facilities can be found in the nearby towns of Shrewsbury and Welshpool, both lively market towns which provide a good selection of amenities, restaurants and schools. Well regarded local primary schools are available at Worthen, Chirbury and Leighton.

The property is located 10miles west of the popular market town of Shrewsbury which offers a wider range of services including the shopping centre, educational and recreational facilities. The town has a good selection of both preparatory and senior schools including Prestfelde, St. Winifreds, Shrewsbury School, and Shrewsbury High School for girls. Road networks in the area are good with the B4386 connecting to the A5 dual carriageway around Shrewsbury with links off the A5 to the A49 north & south along with the M54/M6 interchange beyond Wolverhampton. A local rail service can be found at Shrewsbury or Welshpool and connects to intercity services at Birmingham to London, Chester and Hereford.

The area is well renowned for its walking, cycling & riding opportunities around the South Shropshire Hills. There is access to miles of some of the best equestrian outriding one could wish for directly from the property. Radfords Equestrian, Bow House Equestrian, Stoneyford Equestrian Centre and Berriewood Farm Riding Centre are all within easy travelling distance; hunting locally is with the South Shropshire or United packs. The 25 acre lake at Marton Pool sited a short distance is ideal for sailing and windsurfing enthusiasts.





## Description

Whitton Grange is a beautiful six-bedroom, brick-built farmhouse over four floors under a slate pitched roof, finished to a high standard providing a lovely family home accompanied with some excellent equestrian facilities.

The property is entered via a rear entrance porch with brick arch opening to an oak entrance door with glazed side panels, leading into a large entrance hall with a slate floor and glazed opening to the unique and original well that used to serve the property. The hall travels through the centre of the house to a side entrance door off a gravel parking sweep also providing access to the stairs and all other rooms at ground floor level along with access to the cellar.

The open plan kitchen, dining and living area is partly divided by a dual sided log burning stove with oak mantel above matching the exposed ceiling beams which can be appreciated throughout the house. Several windows overlook the south-easterly views and provide ample light throughout. The kitchen area has a limestone floor and a range of base and wall mounted units, Belfast sink under a window and a central island unit, an integrated dishwasher and space for a large fridge freezer. The part electric part oil Aga with a four-ring gas hob along with two hot plates and four ovens. A 'stable' door opens to the south facing patio area and raised beds. From the kitchen, the room opens to the sitting room with real wood floor and fitted bookshelf and cabinet with TV housing centrally.



A glazed front door leads out through a brick porch into the front gardens. Beyond the sitting room, a playroom or more formal dining room with log burning stove and window to the front. The central hallway is accessed off the sitting room and just across the hall is the large boot room with access door off the main rear entrance door and has a sink and worktop along with plenty of hanging space and slate tiled floor continuing from the hallway. The adjacent room is the laundry room with plumbing and space for a washing machine and dryer along with a Belfast sink and cupboard with the underfloor heating manifolds.

Under the stairs is a cloakroom and further beyond the stairs is a glazed orangery link and reception hall from the side gravel parking area which can lead to the formal living and dining room, which is a lovely open space for entertaining guests. This is a wonderful room with part vaulted ceiling and exposed timbers along with a glazed wall to the rear elevation with French doors opening out to the rear. An exposed original stone wall with French windows that lead out to the gravelled parking sweep and gardens beyond. An inset wood stove having a concealed glass screen provides a contemporary yet delicate feature. The area has access to its own kitchen with dual oven and hob above, fitted units, inset sink and integrated dishwasher and fridge. There is an additional entrance lobby to the living room off the back drive with a cloakroom. An internal door to the rear of the room provides access to the annexe entrance hall, should the annexe need to become part of the main house.

At first floor level, the property offers a luxury master bedroom suite with fitted wardrobes and dressing area and large en-suite bathroom beyond. The bathroom has dual copper baths and sinks with stunning views enjoyed from each part of the bedroom. There are two guest en-suite double bedrooms both enjoying the excellent views. At second floor level, there are three good sized bedrooms and a family bathroom.

Overall, the house exudes space and light throughout and is finished to a high standard and includes the curtains and blinds throughout within the letting.





### The Annexe

The self-contained annexe has its own entrance door from the main drive and designated parking space into a large entrance hall with shower room off and under stairs storage cupboards. Stairs lead up to a half landing with original entrance door and external stone steps. At first floor, the living space is open plan with a fitted kitchen and living room having exposed timbers within the ceiling and bedroom beyond with fitted wardrobes in the eves space. Perfect for a dependant relative, groom or nanny.

### Externally

The front gardens are mainly laid to lawn with a brick ha-ha to the neighbouring farm's grazing land beyond. A gravel parking sweep off the drive provides a formal parking and entrance to the house where the drive continues beyond the house to the stable yard and buildings. There is a south facing patio for evening entertaining, conveniently located just off the kitchen with raised beds beyond for the perfect kitchen garden.

### Equestrian Facilities & Outbuildings

The property benefits from some very good, professional equestrian facilities. There are several converted farm buildings creating a courtyard with a total of 7 stables within one barn and includes a purpose-built wash box with hot water and electric points for clipping.



The stables are all undercover and have concrete block dividing walls with 'Bradford's' stable doors, rubber flooring and automatic water drinkers in each stable. The stable barn has two separate front openings and rear stable windows which adds to the flow of air and light.

Across the courtyard, there is a secure tack room that is fully fitted out with various saddle racks and bridle hooks including a sink with hot & cold water supply, the room is insulated to be able to keep it heated throughout the winter. The adjacent rug room has timber racking for storage, plumbing for a washing machine and housing for the hot water cylinder along with a large area for several feed bins.

An open fronted stone barn with farm gate provides a large loose housing for an additional large stable or foaling box. There is a loft storage area above which will be kept out of bounds for the tenancy for safety reasons.

A separate coral area that is part covered and has a rubber floor throughout for a winter turnout and shelter area.

The yard has easy access to a covered five horse walker with rubber floor. There is a muck area which can store manure for a period until removal, possible muck removal available dependent on type of bedding.

A 25m x 60m manege provides an excellent all-weather arena for training, having a silica sand and fibre surface. There are cross-country fences in and out of the manege for additional schooling.

In all the property equates approximately 20.94 acres of grazing pasture with electrically fenced paddocks all benefiting from automatic water troughs being connected. The ground is gently sloping and has had competition horses on the ground for many years.

There is some excellent off-road hacking directly from the property following various local tracks and bridleways. Please note, there is a foot path across two paddocks as shown on the land plan.





## Services

Mains electricity  
Private water supply via a bore hole  
Air-source heat pump and additional oil-fired central heating systems  
Under floor heating on the ground floor  
Double glazed windows throughout  
Private Drainage via septic tank  
The internet is reported to be of a 'good speed' via a radio wave connection.  
EPC rating C

## Directions

Post Code: SY5 9RD  
Leave Shrewsbury in a westerly direction on the B4386 towards the A5. At the roundabout on the A5, follow straight across towards Westbury and continue to follow into Westbury itself. Before The Lion public house, turn right onto the B4387 and then take the first left, signposted for the Westbury Medical Centre. After a long gradual right turn, take the next left again towards the medical centre, follow past the medical centre for about another mile and the entrance drive to Whitton Hall will be signposted on the left. Follow this drive up to the main Hall itself and bear left past the farm. The drive continues upwards for another mile or so and Whitton Grange will be found at the end.





**GROSS INTERNAL AREA**  
**GROUND FLOOR: 2842 sq ft, 264 m<sup>2</sup>**  
**FIRST FLOOR: 2142 sq ft, 199 m<sup>2</sup>**  
**SECOND FLOOR: 721 sq ft, 67 m<sup>2</sup>**  
**TOTAL: 5705 sq ft, 530 m<sup>2</sup>**  
**GARAGE/STORE ROOM (EXCLUDED AREA): 797 sq ft, 74 m<sup>2</sup>**

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.



## Local Authority

Shropshire Council - <https://www.shropshire.gov.uk/>  
Council Tax Band E

## Terms & Conditions

Term - Duration is flexible up to three years and to be agreed between parties.

Rent - £3,500.00 per calendar month to be paid monthly in advance.

Deposit – TBC payable upon the signing of the agreement.

Holding Deposit - A holding deposit equal to one week's rent will be requested to remove the property from the market on agreeing terms between parties to place the property 'Under Offer' and will therefore be held for the applicant. This holding deposit will act towards the first month's rent on occupying the property.

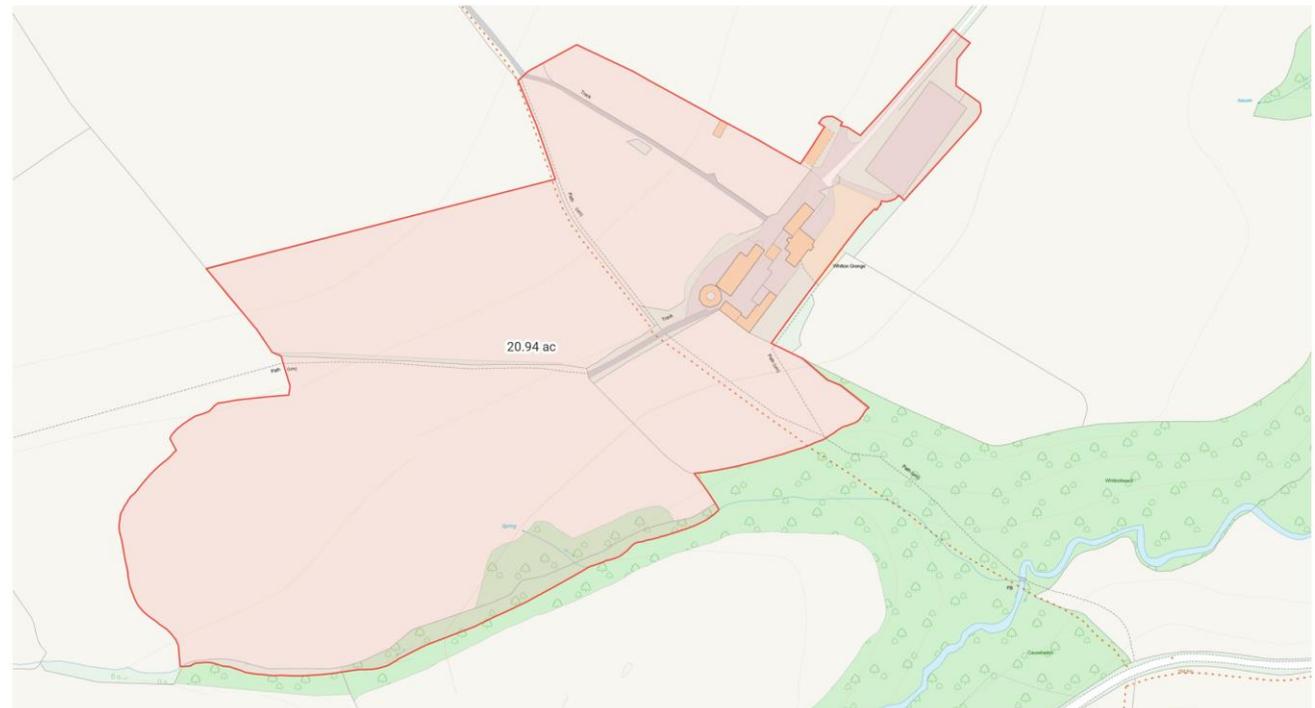
Note: If there is a business element to the tenant's use of the property there would then be the requirement of a commercial lease agreement and a contribution may be required from the tenant towards the costs of arranging this, which will be agreed prior to any solicitor's instruction. A private letting is preferred.

## Viewings

Strictly by prior appointment with the Agent, Jackson Property on 01743 709249 / [info@jackson-property.co.uk](mailto:info@jackson-property.co.uk).



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