



Mangerton
Shrewsbury | Shropshire



LARCH
PROPERTY



Mangerton

Lea Cross, Shrewsbury
Shropshire, SY5 8HR

A delightful 4/5 bedroom period property with mature gardens and outbuildings all set within 1.4 acres of gardens and paddocks.

- Period property with three spacious reception rooms
- Open-plan kitchen/diner with pantry and larder
- 4 bedrooms, 5th bedroom/office and 3 bathrooms
- Beautiful mature gardens with large summer house or home office
- Excellent scope for re-configuration and further extension subject to PP
- Stabling and 0.68 acre paddock
- No upward chain
- EPC rating D
- Total of 1.4 acres



Distances in approximate miles:
Hanwood 1.5m | Pontesbury 2m
Shrewsbury 6m | Church Stretton 12m
Welshpool 15m | Telford 20m | Birmingham 50m

Location

Mangerton offers a superb semi-rural position being near to the villages of Hanwood and Pontesbury, and just six miles away from the larger market town of Shrewsbury.



The property enjoys beautiful views towards Pontesford Hill and the South Shropshire countryside beyond, an area popular for both walking and horse riding with a good network of both bridleways and footpaths.

The village of Hanwood is just 1.5 miles away and has a village hall, public house, general store with post office, church and primary school. Shrewsbury is easily accessible and offers a comprehensive range of shopping, leisure and social facilities. There are several highly regarded schools in the area, both primary and secondary schools. Shrewsbury being home to the prestigious Shrewsbury School and other popular prep and senior public schools like Shrewsbury High School, Shrewsbury High Prep School, Prestfelde and St Winefride's. Slightly further afield you have Packwood Hugh, Moor Park, Ellesmere and Thomas Adams which are all highly regarded and still being a commutable distance. There is also a long list of impressive state schools in and around Shrewsbury including the local Pontesbury CE Primary School and Mary Webb School and Science College.

Mangerton benefits from excellent communication links, being three miles from the A5 which will take you onto the M54 or A49 beyond. The property is within a 20 minutes' drive to Shrewsbury train station which has a wide vary of access to many other locations such as Birmingham New Street which can provide further connections to London.

For the equestrian enthusiasts, 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 Pack.





Description

Mangerton is a delightful four/five-bedroom period property which has views over the delightful gardens which surround and benefits from having stabling and a 0.68-acre paddock adjacent. The property has great scope for modernisation and reconfiguration, subject to gaining the relevant planning permissions.

From the gravelled parking area, you go through a wicket gate and along a paved path which leads you through the garden and up to the front door of the property which is located under an idyllic porch covered in Wisteria. On entering the property, you come into the hallway with the staircase leading up to the first floor. From the hallway the dining room, snug and drawing room can all be accessed, leading onto the garden room beyond. The spacious dining room has a feature gas fire and the drawing room has a log burner with timber mantel above. The kitchen/breakfast room has underfloor heating and is fitted with a range of floor and base units along with an electric Rayburn and integrated appliances. The utility room, pantry and wc complete the ground floor accommodation, all accessed off the kitchen/breakfast room. From here there is a door out onto the terraced area to the side of the house.



On the first floor, there are two double bedrooms that are served by a Jack and Jill bathroom with the larger having fitted wardrobes. The third double bedroom is serviced by the family bathroom adjacent and the fourth bedroom has an ensuite bathroom and kitchenette within.

This room opens into the fifth bedroom which would lend itself to being a good home office but does have space for a double bed. All of the bedrooms benefit from looking out over the gardens and across the countryside beyond.

Externally

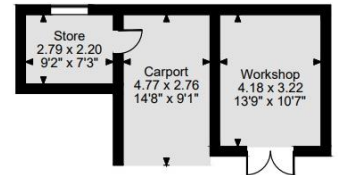
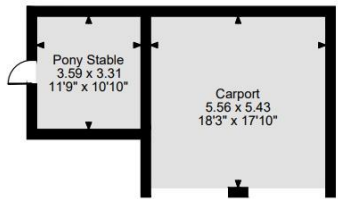
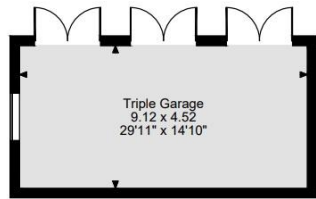
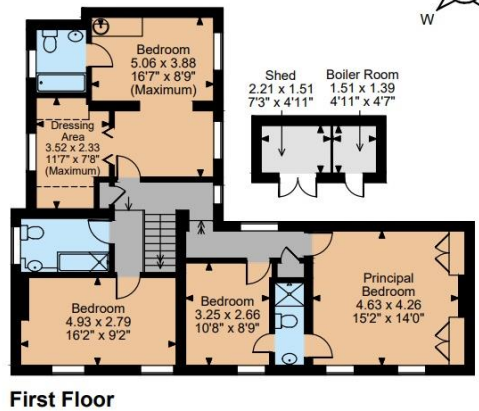
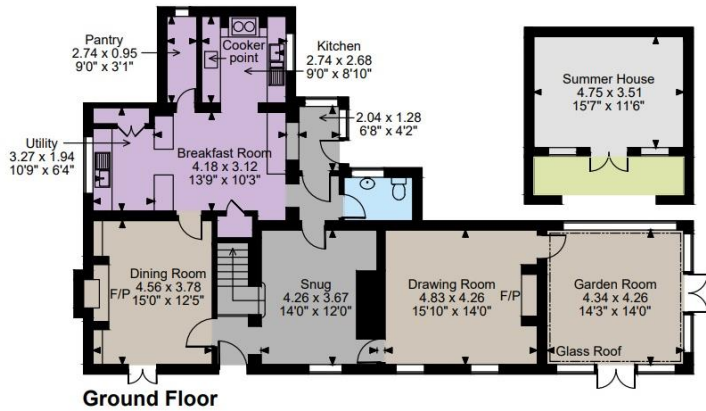
The property is accessed off the A488 through a wooden five bar gate, set just back off the road behind a tall conifer hedge. The gravel drive sweeps to a part brick and timber double carport with concrete base and power connected. The carport benefits from solar panels on the roof which provide electricity to the property in addition to the mains supply, there is an agreement with Rainmaker Renewables who receive any feed in tariff.

In addition to the carport, there is a triple garage accessed off the rear with power and lights connected with a MOT base and frontage. The garages are timber framed and there is an adjacent log store and pony stable having a concrete floor. The garages would be well suited and easily converted to stabling having access directly out onto the paddock.

The garden is mainly down to lawn and the borders are fully stocked with flowering herbaceous plants and mature shrubbery with pathways meandering throughout.

Within the garden is an impressive summerhouse which has a power supply, lending itself to a whole host of potential. There are also some traditional brick pigsties to the side of the orchard which has a number of fruitful apple trees and vegetable plots beyond.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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Extending from the back of the house is a large, terraced area which can be accessed off the kitchen. On a slightly raised part of the terrace is an impressive Nordic barbecue hut which provides an additional entertaining space. Connected to the house is a handy brick built lean to store and boiler room. There is also an overhang to create an additional car port with garage door to the roadside and a workshop with power connected and additional store. This area could well be connected to the house and opened to the kitchen, if required and subject to seeking the relevant permissions.

Directions:

Post code: SY5 8HR

What3words: ///riskiest.hopping.muffin

When heading out of Shrewsbury along Hanwood Road you come to Edgebold roundabout, take the second exit for Bishop's Castle on the A4388. Mangerton is then found three miles down this road, the last house on the left-hand side after the Lea Cross Tandori Indian restaurant.

Services

Mains electricity, oil central heating, solar panels

Mains gas, water and drainage are all connected

EPC rating D

Tenure: Freehold

Local authority

Shropshire County Council

ww.shropshire.gov.uk | TEL: 01743 257200

Tax band G

Viewings

Strictly by prior appointment with Larch Property on 01743 709249 or info@larch-property.co.uk.





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50 m
Scale 1:1500 (at A4)



LARCH
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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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