



HARDWICK HALL,

HARDWICK | BISHOPS CASTLE | SHROPSHIRE | SY9 5HT





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Bishops Castle 4 miles | Ludlow 17 miles | Shrewsbury 18 miles
(all mileages are approximate)

An historic Grade II*, 4 bedroom manor house and 2 bedroom annex cottage,
standing in glorious private gardens and woodland, pond and grassland
and extending to 37 acres.

All set in a stunning, rural setting with views to the Longmynd

For sale by Private Treaty



Halls
33b Church Street,
Bishops Castle, SY9 5AD
T: 01588 638755
dbj@halls.gb.com



Head Office
Halls Holdings House
Battlefield, Shrewsbury, SY4 3DR
T: 01743 450700
peterw@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Hardwick Hall is an historic manor house of great poise and character which requires refurbishment to return it to its halcyon days. A Grade II* listed building, the original part, which is referred to as Hall Cottage, dating back as far as the 14th Century. The main body of the house, which is the principal residence, being constructed in the 16th and 18th Centuries.

The property is now presented as a small country estate and is offered for sale with up to 37.42 acres of grassland, conservation woodland, pond and river meadow, formal and informal gardens, (available with less land if required) together with several useful outbuildings which may have potential for alternative use subject to planning.

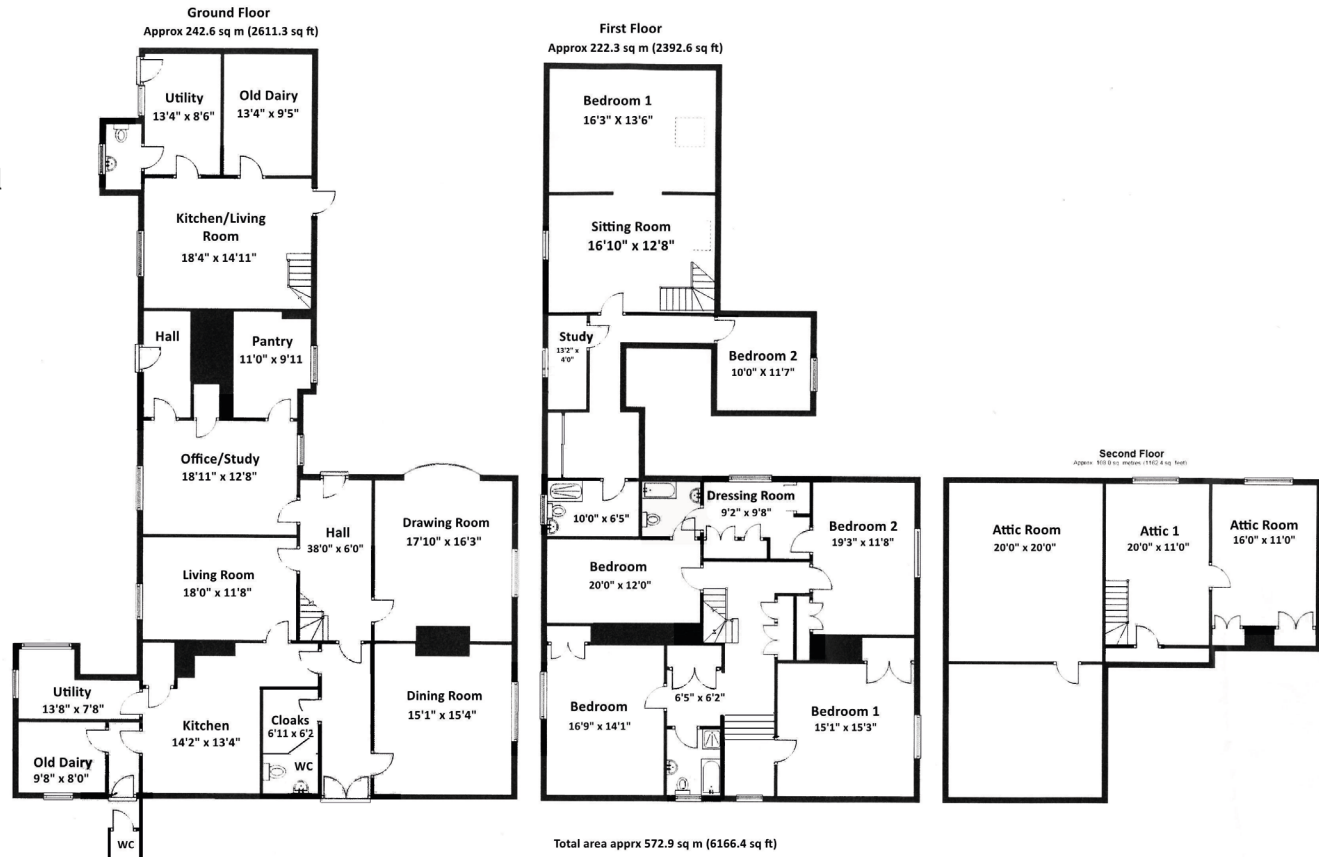
Offering spacious 4 bedroom accommodation to the main hall and a further 2 bedrooms to the attached cottage, there is the opportunity for multi-generational living. The property occupies a stunning rural setting, standing in glorious private gardens with its own Ha Ha and views up to Norbury Hill, The Clapper and east to the famous Longmynd Range.

LOCATION

Accessed off minor public roads, Hardwick lies between the settlements of Norbury and Eaton, in an area of exceptional natural beauty and lies within its own grounds with views over local landmarks, including the Longmynd. The closest town is historic Bishops Castle with the larger centres of Shrewsbury and Ludlow within comfortable driving distance and offering a full range of education and recreational facilities and access to the national rail and road network.

HARDWICK HALL

Whilst this elegant country residence requires a sympathetic upgrade, the accommodation is generous with many high-ceilinged rooms, with large Georgian style sash windows offering glimpses across the extensive lawns, past mature screening trees and beyond to the wonderful Shropshire Hills.



The principal ground floor rooms are mainly accessed from a delightful hall which runs the entire width of the building, leading to the large dining room and drawing room, both light and airy rooms, looking across the lawns to Norbury Hill.

Off the kitchen, found in a farmhouse style with an Aga, utility and pantry, is the living room, looking out to the Longmynd, adjacent to which is the large office/study. A generous cloakroom with separate WC, complete the ground floor.

To the first floor are 4 double bedrooms, positioned at each corner of the house with their own unique views of the surrounding countryside. These are served by two bathrooms and a dressing room. A further flight of stairs rises to the three top floor attic rooms which require more significant work to bring back into full use.

HALL COTTAGE

This is directly attached to the main hall and is thought to be late medieval, of a cruck timber frame construction with a wealth of character features. The sprawling accommodation comprises a hall (which can connect back to the Hall) into the kitchen/dining area with inglenook fireplace and exposed wall and ceiling timbers. Off here, doors lead to an old pantry, utility and WC. The first floor reveals a large open space, currently used as a sitting room with vaulted ceiling and a host of exposed timbers. Access through the open rafters, leads to bedroom 2, currently used as a gym, again with a unique vaulted ceiling. A landing leads off past a study, to the bathroom and the main bedroom which overlooks the formal lawns.



GARDENS & OUTBUILDINGS

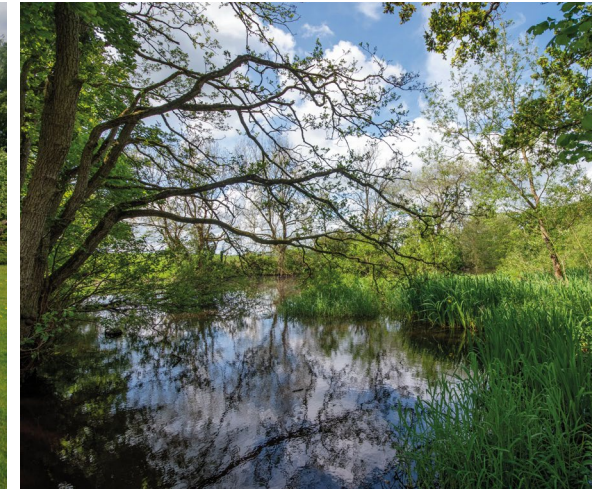
The Hall is approached by a private drive which sweeps through the extensive formal lawns at the front which are protected on the perimeter by mature trees whilst still affording long distance views beyond the Ha Ha over open fields towards Norbury hill. To the rear are further private garden areas with patios and raised planters and vegetable patch.

Arranged around the rear courtyard are some useful, low-level stores which also house the wood pellet boiler. Opposite is a large brick and slate high eaves garage (33' x 20') with full height sliding doors and beyond that, two further substantial, single storey stone and timber barns which open onto the surrounding fields and may have potential for alternative uses subject to planning.



THE LAND

Available with around 37 acres, the land lies within a ring fence with a 4 acre section of woodland and large pond which is a haven for all manner of flora and fauna. The remaining ground is all laid to permanent pasture which is found in good heart and divided into regular sized enclosures with natural or piped water supplies. The eastern meadows are particularly beautiful with the River East Onny meandering its way along its boundary. The managed fields appear on the rural land registry but are not subject to any schemes.



SCHEDULE

No.	Description	Acres	Ha
8950	House and Gardens	2.43	0.99
0742	Pasture	5.39	2.18
9964	Pasture	2.59	1.05
0875	Pasture	9.83	3.98
9784	Pasture	7.54	3.05
8874	Pasture	5.39	2.18
7276	Pond and Woodland	<u>4.25</u>	<u>1.72</u>
		37.42	15.15



COUNCIL TAX

Shropshire Council
Hardwick Hall – Band F
Hall Cottage – Band C

SERVICES

Mains electricity is connected. A wood pellet boiler runs the central heating to the Hall with an oil boiler to the Cottage. A shared private drainage system which may need to be replaced with a treatment plant. There is a private water supply from the adjacent farm but purchasers will be required to install their own borehole within six months of completion of purchase. A quotation for these works can be supplied on request.

NOTE: None of the services or installations have been tested by the Agents.

SPORTING RIGHTS

As far as we are aware, these are in hand.

TENURE

The property is freehold. The cottage is let on an assured shorthold tenancy.

RIGHTS OF WAY, EASEMENTS AND CONVENANTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sales particulars or not.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

BOUNDARIES, ROADS AND FENCES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendors nor their Agents will be responsible for defining any ownership of boundaries, hedges or fences. They will however provide whatever assistance they can to ascertain the ownership of the same.

PLANNING

The property will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or come to be in force, subject to any road or widening or improvement schemes, land charges and statutory or provisional by-laws, without any obligation on the Vendors to specify them.

VIEWING

Viewings will be accompanied and are strictly by prior appointment with the selling Agents, Halls.

DIRECTIONS

From Bishops Castle take the A488 to Lydham and turn right onto the A489 for Craven Arms. After a quarter of a mile take the next left turn for Norbury and Wentnor. Continue on this road for about one mile and at the 90° left hand bend, turn right signposted Hardwick and the Hall drive is found just over a mile on the left.

What3Words – swordfish.avocado.reference



