



# HAMPTON HOUSE

WELSHAMPTON | ELLESMERE | SHROPSHIRE | SY12 0NR





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Ellesmere 2.5 miles | Shrewsbury 17 miles | Chester 26 miles | Liverpool (38 miles)  
(all mileages are approximate)

## A HANDSOME GEORGIAN COUNTRY HOUSE WITH USEFUL OUTBUILDINGS & SUPER GARDENS EXTENDING, IN ALL, TO AROUND 3.1 ACRES

Grade II Listed 6-bedroom period house extending to around 4000 sq ft  
Recently subject to refurbishment but offering potential for further improvement  
Cobbled courtyard fronted by period outbuildings (circa 1100 sq ft)  
Gardens, pools and small paddock extending, in all, to around 3.1 acres  
Private location at the end of a tree-lined drive enjoying views over open countryside



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Believed to have originally been constructed in the 1830's by the Topham family, famous for their ownership of Aintree racecourse, Hampton House comprises a substantial Georgian farmhouse with extensive gardens & grounds and the remaining period outbuildings fronting a cobbled courtyard, situated in a semi-rural location on the outskirts of the popular village of Welshampton.

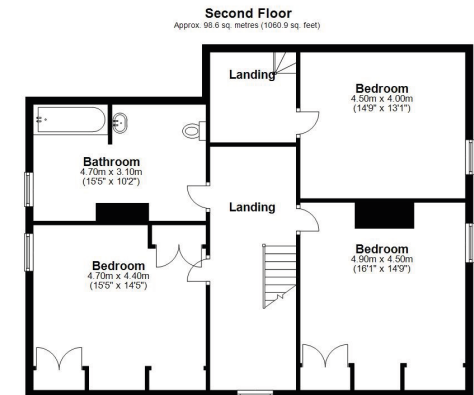
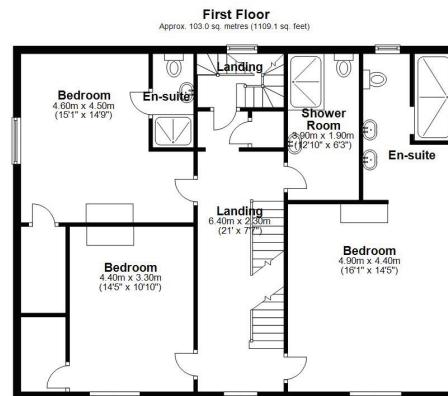
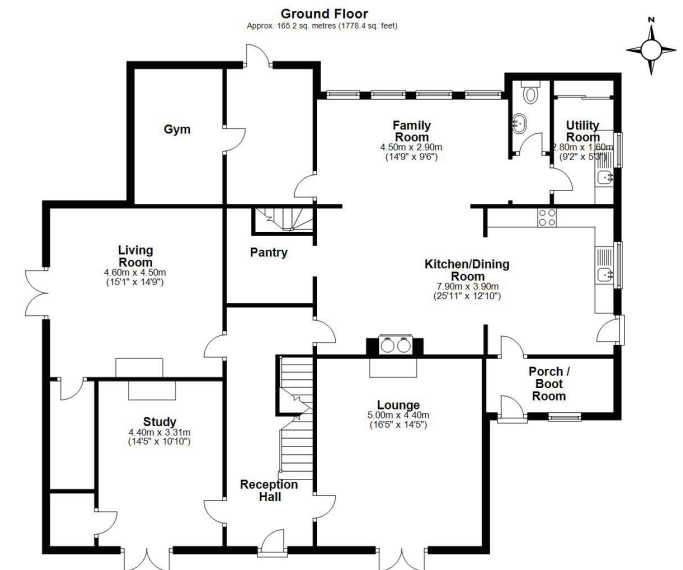
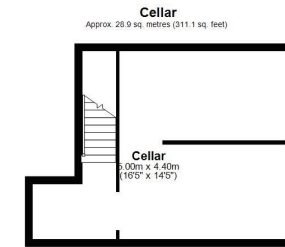
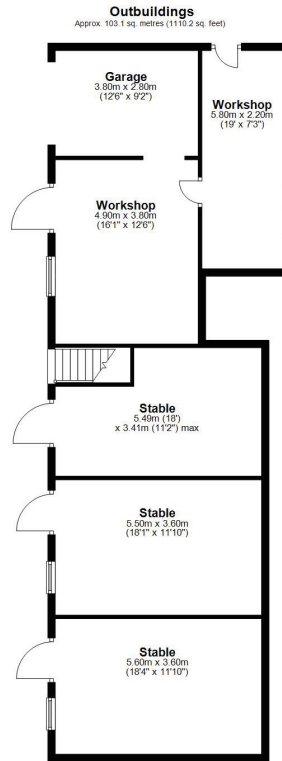
## SITUATION

Hampton House is situated at the end of a private tree-lined drive which, in total, serves four properties, including the majority of the former farm buildings which now include three established converted barns. The centre of the popular village of Welshampton is a mere 0.5 of a mile away, providing useful amenities including a village pub (The Sun Inn), Church, village hall and well regarded primary school. The Shropshire Lakeland town of Ellesmere is close by (2.5 miles) which provides an excellent range of local shopping, recreational and educational facilities to cater for general day to day needs.

The historic county towns of Shrewsbury (17 miles) to the south and Chester (26 miles) to the north are also easily accessible by car. There is a national railway station at Wem (7.5 miles) and the area is conveniently placed for Liverpool, Manchester and Birmingham airports.

## SCHOOLING

Welshampton C of E Primary School is within walking distance of the property and there are a number of highly regarded private and state schools close by including Ellesmere College, Moreton Hall, Lakelands Academy and Thomas Adams School.



Total area: approx. 498.9 sq. metres (5369.7 sq. feet)  
**Hampton House Farm**



## FARMHOUSE

The imposing Georgian farmhouse boasts a wealth of charm and character and has been greatly improved by the present Vendors, providing, on the ground floor, a traditional reception hall with doors into the three principal reception rooms, an open plan 'family friendly' kitchen/dining/family room, a large pantry, utility room, side entrance porch/boot room, gym, and cloakroom. There are three first floor bedrooms, including an impressive master bedroom with a luxuriously appointed ensuite shower room, a further ensuite shower room and the remaining bedroom being served by a separate and recently modernised shower room. There are three further bedrooms and a large bathroom on the second floor. The property benefits from a number of attractive sash windows and an oil-fired central heating system.

## OUTSIDE

Outside, the property is approached through high-level wrought-iron gates, formerly the entrance gates at Wolverhampton racecourse, via an impressive tree-lined private drive which leads to a spacious gravelled parking and manoeuvring area directly to the front of the house.

Stone steps lead down to an extensive formal lawned front garden which has a central ornamental fish pond and various areas of box hedging to one side. The lawned gardens continue to the side of the house and are most extensive, including a fenced off paddock to one side and a large pool providing an attractive feature.

## OUTBUILDINGS

To the rear of the house is a cobbled courtyard fronted by the original farm buildings, the majority of which have now been converted in to three residential properties, however, the courtyard is private to Hampton House and includes an attractive period brick building providing stabling at present but with significant potential for a number of usages, including possible conversion in to home offices/annex/holiday cottage etc (subject to the necessary LA consent). There is, also, a useful open fronted storage shed fronting the gardens.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

## SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

## COUNCIL TAX

Council Tax Band – G

## DIRECTIONS

What3Words /// toys.delighted.district

From Ellesmere proceed south on the A495/A528 in the direction of Shrewsbury. Bear left, on to the A495, in the direction of Whitchurch and proceed to the village of Welshampton. On reaching Welshampton take the first turning left, signposted 'Stocks' and then take the first turning right (unsigned). Proceed for approximately 150 yards and the driveway to Hampton House will be located on your left hand side.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## RIGHTS OF WAY & EASEMENTS

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 sale particulars or not.



## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

