



CORK HALL

BROWN HEATH | SHROPSHIRE | SY12 0LA





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Loppington 0.8 miles | Ellesmere 6 miles | Shrewsbury 13 miles | Wrexham 18 miles | Chester 32 miles

(all mileages are approximate)

A SUPERBLY POSITIONED COUNTRY PROPERTY SET WITHIN AROUND 16 ACRES

Attractive Four-Bedroom Family Home with Scope for Extension/Improvement

Presently Providing over 2,000 sq ft of Living Accommodation

Land and Gardens Extending to approx. 15.6 acres

Double Garage & Outbuilding

Impressively Positioned amongst Open Countryside



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Cork Hall is an exceptionally well positioned detached four-bedroom family home which presently provides over 2,000 sq ft of carefully designed living accommodation, located at the end of a private tree-lined driveway and surrounded by the natural splendour of the rolling north Shropshire landscape.

The property nestles within extensive lawned gardens complete with pond, and is accompanied by a detached double garage, timber carport and panoramic views across unspoilt farmland. Cork Hall is further complemented by an impressive level of permanent pasture land and extends, in all, to around 15.6 acres, or thereabouts, this offering excellent opportunities for the grazing of horses and a variety of livestock.

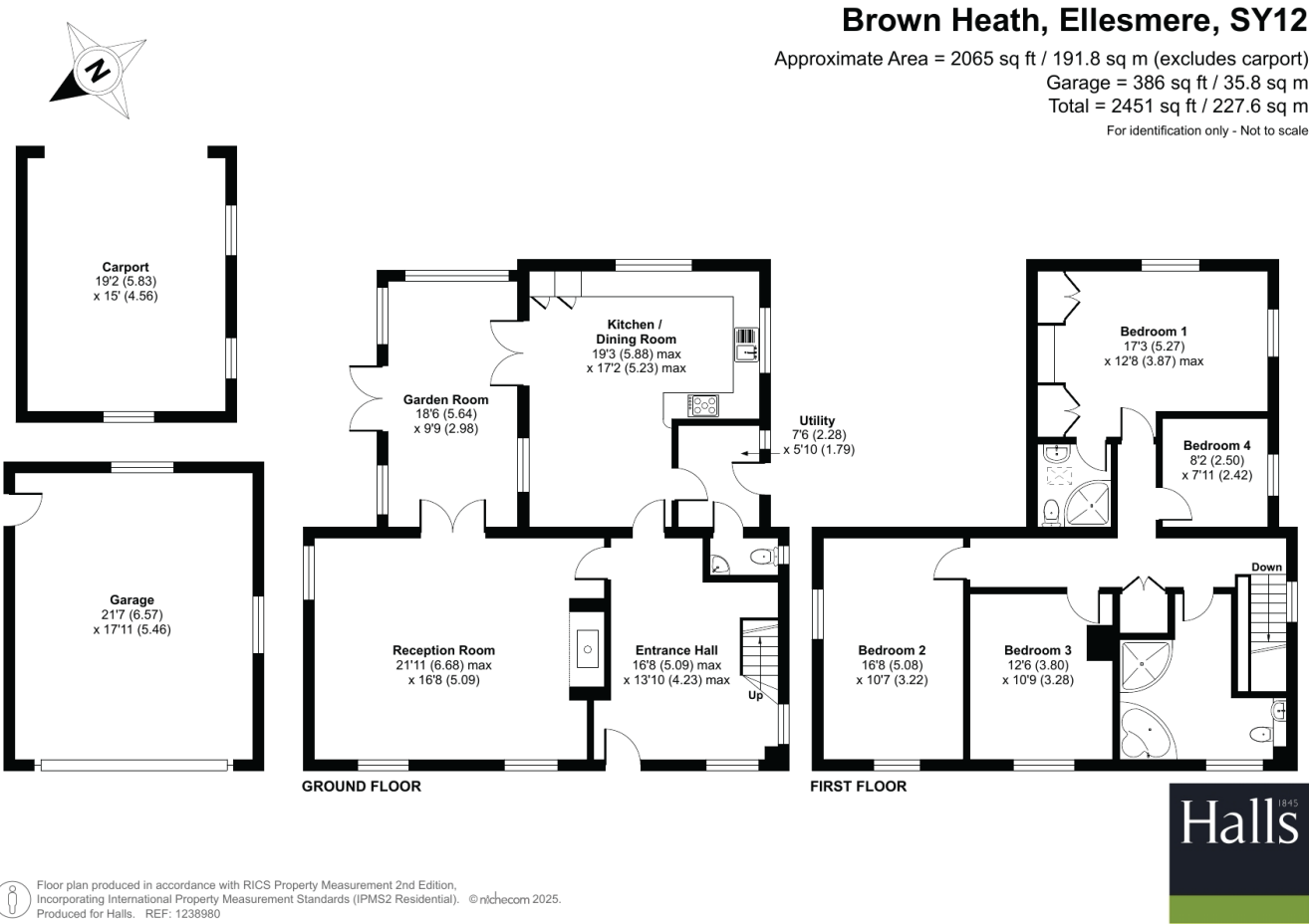
SITUATION

Cork Hall is majestically positioned in an unparalleled rural location at the end of a tree-lined private drive, with the popular village of Loppington lying less than a mile to the east and providing a range of day to day amenities, including Church, Village Hall, and the thriving Dicken Arms Public House.

The property is also well situated for access to the market towns of Ellesmere and Wem, both of which offer a more comprehensive range of amenities, with the latter enjoying rail links to the wider area. Despite its undisturbed location, the property retains a convenient proximity to the surrounding county centres of Shrewsbury, Wrexham, and Chester, all of which boast an exhaustive level of facilities, including cultural and artistic attractions.

PROPERTY

Cork Hall is, at present, an impressive detached family home providing over 2,000 sq ft of carefully designed living accomodation situated over two floors, however, the property may offer possibilities (LA consent permitting) for extension and improvement in order to become a truly magnificent country residence.



Presently, the property provides principal access into an Entrance Hall with exposed ceiling timbers where stairs rise to a first floor landing and a door leads to the left into a generously proportioned and yet still welcoming Living Room, which boasts a multi-fuel burner set within an attractive exposed brick inglenook and windows offering dual-aspect views across the surrounding farmland.

The ground floor accommodation further provides an open plan Kitchen/Dining Room complete with a fitted kitchen and ample space for a seating area, with a door

allowing access into a Boot Room and Cloakroom; from the Kitchen, and also accessible from the Living Room, double opening doors lead out to an attractive Garden Room which capitalises on the far-reaching views available to the south over the bucolic Shropshire countryside.

Stairs rise from the Entrance Hallway to a first floor landing where doors lead into four separate Bedrooms, all of which enjoy exceptional views over the fields beyond and with the Principal Bedroom accompanied by an En-Suite shower room.

GARDENS

Cork Hall is positioned within generous gardens which encompass the property and culminate, to the west, in a picturesque pond bordered by established trees, with expanses of lawn complemented by a paved patio area which offers excellent opportunities for outdoor dining and entertaining. To the east, a tree-lined private drive leads off a quiet country lane and provides access onto a substantial parking area, this leading further on to a detached double garage (approx. 386 sq ft) with a further timber storage shed to the rear.

LAND

Cork Hall is complemented by an impressive level of permanent pasture land which lies, primarily, to the north and east of the property and offers excellent opportunities for the grazing of a variety of livestock, with potential scope (LA consent permitting) for equestrian development.



METHOD OF SALE

The property is offered for sale by private treaty.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

SERVICES

We understand that the property has the benefit of mains water and electricity, with drainage provided to a private system.

TENURE

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.

DIRECTIONS

What3Words ///toasters.brightly.files

Leave Ellesmere via the A528 in the direction of Shrewsbury, proceeding for around 3.6 miles until reaching the centre of Cockshutt where a left hand turn (signposted English Frankton/Loppington) leads on to Crosemere Road. Remain on Crosemere Road, continuing out of the village, for around 1.8 miles in the direction of Loppington until a right hand turn leads onto a quiet country lane where, at the culmination of the lane, the driveway begins for Cork Hall.



COUNCIL TAX

Council Tax Band – F

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 WAYS & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing 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.



For identification purposes ONLY

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Promap
LANDMARK INFORMATION

