

# THE OLD PIGGERY

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CROSEMERE LANE | ELLESMERE | SHROPSHIRE





# THE OLD PIGGERY

CROSEMERE LANE | ELLESMERE | SHROPSHIRE | SY12 0JS

Shrewsbury 12.5 miles | Telford 26 miles | Chester 31 miles | Stafford 39 miles  
Birmingham 57 miles | London Euston 1 hour 18 minutes  
(Distances and time approximate)

A unique family home built to an exceptional standard  
in a conveniently located rural setting

Modern family home completed in December 2023

6 bedrooms with 5 en-suite

Polished concrete floors

Air Source Heating with underfloor heating

Mechanical ventilation and heat recovery

Smart lighting

Full security system

Positioned within a 1 acre plot with outstanding views across open countryside





## LOCATION & SITUATION

The Old Piggery sits just outside the village of Cockshutt in Shropshire. With far reaching views across the surrounding countryside, the property is close to the local amenities of Ellesmere, which is situated 5 miles North West. The large historic market town of Shrewsbury is located 12.5 miles to the South offering a wide range of dining, retail and recreational facilities.

**Road:** The property is located 15 minutes drive from the A49, A483 and M54 providing easy access to Birmingham in the East and Chester, Liverpool and Manchester in the North West.

**Rail:** Shrewsbury station is 20 minutes from the property, offering direct links to local towns and cities. Stafford station provides speedy links to London, with travel times from Stafford to London Euston being 1hr 18 minutes.

**Air:** Located 1 hour from Liverpool John Lennon Airport and just 1 hour 15 minutes from both Manchester and Birmingham airports, providing quick and easy access to all European and wider international travel.

**Schools:** There is a wide range of public and private schools located locally, including Shrewsbury School, Ellesmere College, Shrewsbury High School, Moreton Hall and Lakeland Academy.

**Sporting:** A wide range of golf and leisure activities are located close by, with golf at Shrewsbury and Hawkstone, horse racing at Chester, Ludlow and Bangor-on-Dee, shooting at West Midlands Shooting Ground in Hodnet, flying at Sleaf Airfield and a large number of local football and cricket clubs within 10 miles.



## THE OLD PIGGERY



## BUILDING THE DREAM

From the early 1900s up until the late 1960s, a small black and white cottage existed on the site. A local haulier, George Ashley, parked Livestock Lorries on the site before, in 1954, a brick and concrete ‘piggery and meal house’ was erected. Pig production continued on the site until 1993, when the building became redundant and fell derelict.

In 2015, planning was approved to remove the existing buildings on the site and replace with a single dwelling built on a single level. Work commenced but came to a halt in 2017 with just the subfloor and steel structure erected. Purchased by the current owners in 2021, the project was remodelled and work re-commenced in early 2022, with the site being occupied once again in December 2023.





## THE OLD PIGGERY



## THE ACCOMMODATION

The Old Piggery is a stunning, immaculately presented property, designed and finished to the highest of standards. Completed in a modern, contemporary style, this exceptional family home offers over 585 sq. meters of living space, with an additional 113 sq. meters of garaging and storage. Every detail has been carefully considered to create a perfect home, ideal for modern family living.

The accommodation includes a luxurious master suite with a dressing area, en-suite, and bi-fold doors leading to a private covered balcony. There are five further

spacious bedrooms, four of which have en-suites, along with a family bathroom, a well-equipped gym, and a formal lounge featuring a Clearview Stove. The property also boasts a snug, family/games room, a centrally located double-height living/dining/kitchen area of 125 sq. meters, a utility room, and a plant room.

The four-bay integral garage is complemented by a two-bay external garage and additional storage, all set within a landscaped 1-acre plot. Designed with convenience and security in mind, The Old Piggery offers a range of premium features including automated

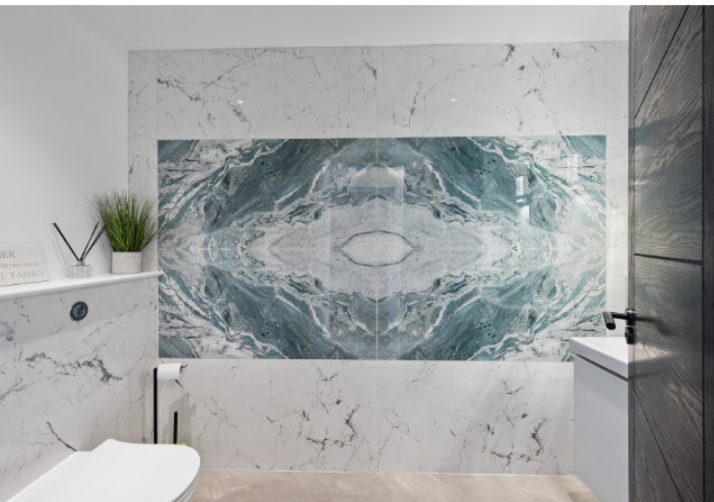
electric gates, CCTV and alarm systems, and NIBE Air Source heating system. The property is finished with polished concrete floors, underfloor heating, smart lighting, and CAT 5 connectivity throughout. The bespoke handmade kitchen is fully equipped with NEFF appliances and a built-in Bosch coffee machine. The garage spaces are fitted with underfloor heating, resin flooring, and an electric vehicle fast charger.

With aluminium windows, mechanical ventilation, and a 3-phase electric supply, every element of the property has been carefully curated for modern, luxurious living.



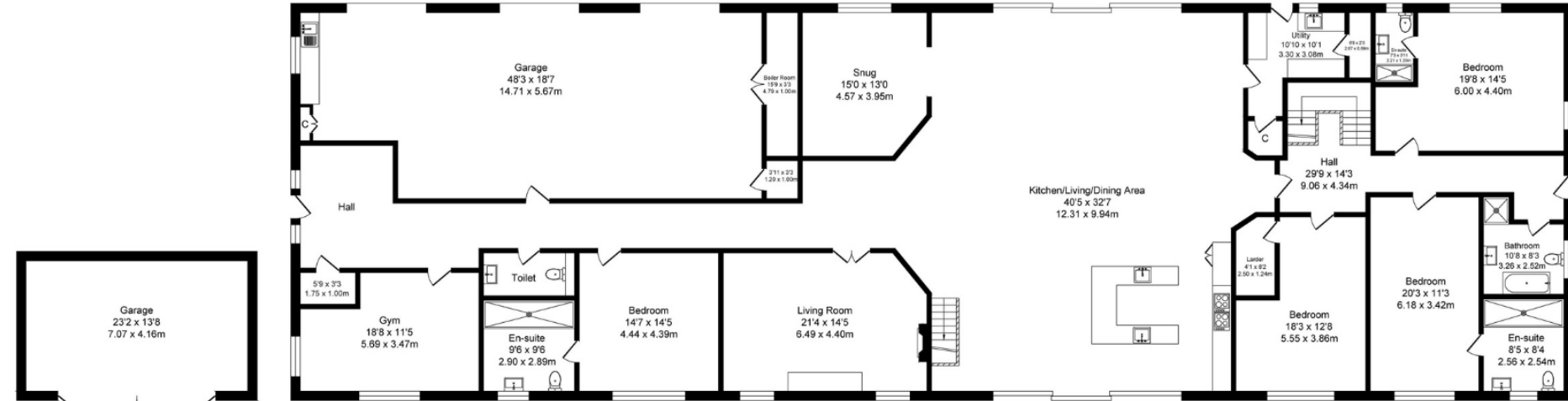






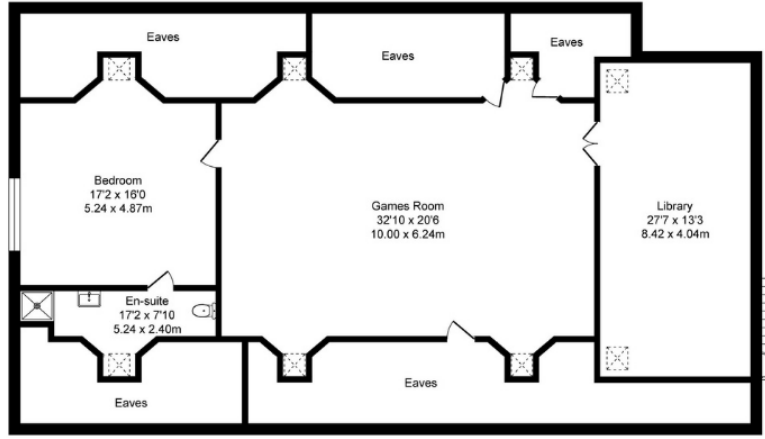
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The Old Piggery, Crosemere Lane, Ellesmere, Shropshire  
Total Approx. Floor Area 7539 Sq.ft. (700.4 Sq.M.)

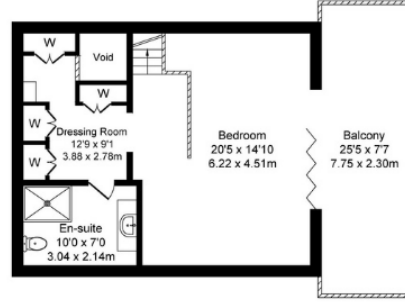


Garage  
Approx. Floor Area 315 Sq.Ft (29.3 Sq.M.)

Ground Floor  
Approx. Floor Area 5228 Sq.Ft (485.7 Sq.M.)



First Floor  
Approx. Floor Area 1481 Sq.Ft (137.6 Sq.M.)



First Floor  
Approx. Floor Area 515 Sq.Ft (47.8 Sq.M.)



VIDEO TOUR  
Halls  
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## GARDENS & GROUNDS

The impeccably landscaped grounds of this exceptional property extend to 1 acre, creating a serene and private outdoor haven. A stylish, expansive patio offers the perfect setting for al fresco dining and entertaining, while the extensive gravelled driveway, with its elegant turning circle, provides ample parking for guests.

Lush, manicured lawns surround the property, enhancing its sense of space and tranquillity. Bordered by open countryside on all sides, the grounds enjoy stunning, unobstructed views, while a quaint orchard area adds a touch of rural charm to this breathtaking setting.



# GENERAL REMARKS

## 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.

## SERVICES

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

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 03456 789000.

## COUNCIL TAX

Council Tax Band – H

## EPC

Rating – B

## DIRECTIONS

What3Words ///cools.comforted.lines

From Ellesmere proceed South on the A528 in the direction of Shrewsbury for around 4 miles and just before reaching the village of Cockshutt turn left signposted English Frankton. Proceed for 0.3 of a mile and turn left (unsigned). Continue along this small country lane for a short distance and the property will be situated on your right hand side.

## N.B.

The joint vendor of this property is a Director of Halls Holdings Ltd.

## FIXTURES & FITTINGS

All fixtures and fittings, including but not limited to light fittings, curtains, blinds, and kitchen appliances, are included in the sale unless otherwise stated. The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHT OF WAY & 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.

## 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.

## 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 before 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 are 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. Descriptions of the property are subjective and are used in good faith as an opinion, NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.







**Halls of Ellesmere**  
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