



FOR SALE

Price Guide £750,000

## Aston House, Aston, Wem, SY4 5JH

An imposing and beautiful Grade II listed, timber frame home, that has been meticulously and sympathetically renovated, to now offer superb family accommodation, gardens and paddocks. ALL SET IN APPROX 3 ACRES.





- Beautiful Grade II listed home
- Extensive refurbishment
- Expansive landscaped gardens
- Charm and character throughout
- Paddock
- In total approx. 3 acres
- Up to 6/7 bedrooms

#### DIRECTIONS

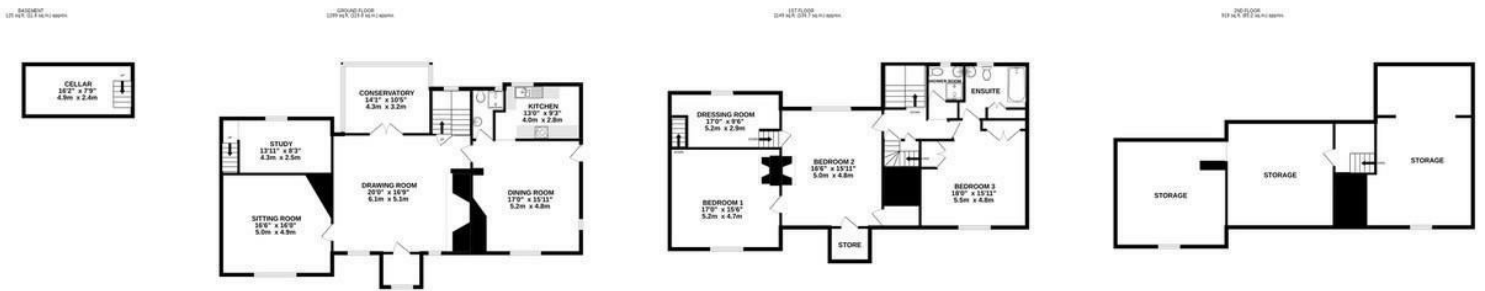
From Shrewsbury proceed north along the A49, passing through the village of Hadnall and then continue on to Preston Brockhurst and after about 300 mtrs take the first turning left along the B5063 road for Wem. Travel for about 2 miles and turn right signposted Barkers Green/Aston. Follow this road for about 1.1 mileA to the hamlet of Aston and the property will be seen on the left hand side just before the 'T' junction.

#### SITUATION

The property is well positioned within the rural hamlet of Aston, which is surrounded by unspoilt farmland. The property is approached along a country lane, whilst good road access is available for both commuter and retail purposes. The local market town of Wem is about 1.4 miles away and offers a good selection of amenities including shops, sports facilities and schools including the popular Thomas Adams School, which is highly regarded. In addition there are a number of good primary schools in the surrounding villages, including Clive, Hadnall and Myddle. Schooling further afield includes a good choice of both state and private, including Ellesmere College, Adcote School for Girls, Shrewsbury School and Shrewsbury Sixth Form College.

#### DESCRIPTION

Aston House has been through extensive structural and internal refurbishment which was overseen by Shropshire Council's Historic Environment Team. Aston House is a substantial and attractive detached period timber former farmhouse, believed to date back to the late 16th century or early 17th century, with later additions and alterations. The property is beautifully presented throughout and has an abundance of period features including a wealth of exposed beams, oak floorboards, wonderful open Inglenook fireplaces with 'Clearview' wood burning stoves. There are three reception rooms that include the drawing room at the centre of the house, the dining room with galley kitchen and shower room located off it and a library/sitting room. There is also the garden room/conservatory and an intriguing old cheese room and steps leading down to the small cellar.



**TOTAL FLOOR AREA: 3481 sq.ft. (323.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with MetroPix ©2024

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



On the first floor, there are three generous size double bedrooms, with the principal bedroom incorporating a bespoke range of Oak fronted wardrobes, together with an en-suite bathroom. Bedroom 2 features a lovely sandstone fireplace with a useful nursery/dressing room/bedroom 4 off and bedroom 3 has extensive Oak wall panelling and a fireplace. There is also a family shower room. Prospective purchasers seeking to add additional accommodation have the potential to convert the substantial second floor attic, which offers scope for refurbishment and alteration to additional bedrooms and bathrooms (subject to the necessary consents).

Surrounding the house are beautiful gardens, which are well landscaped and incorporate both formal and informal areas. To the front of the house is a good size lawn area with mature hedges providing privacy. To the side, there is a further and more substantial lawn which links around to the rear and down to the northern boundary, along which runs the River Roden. These areas of the garden also provide an ornamental pond, established borders of flowering shrubs, magnolia tree, camellia, blackthorn and hawthorn. Adjacent to the conservatory is an attractive sun terrace. Close to the house is a garage with an access to the rear, leading to the land, which provides grazing and will no doubt be of interest to those keen on equestrian or other livestock pursuits.

## ACCOMMODATION

**PORCH**

**DRAWING ROOM**

**LIBRARY / SITTING ROOM**

**GARDEN ROOM / CONSERVATORY**

Including old Cheese Room.

**CELLAR**

**DINING ROOM**

**GUEST CLOAKS / SHOWER ROOM**

**KITCHEN**

**FIRST FLOOR LANDING**

**BEDROOM 1**

**EN-SUITE BATHROOM**

**BEDROOM 2**

**NURSERY / DRESSING ROOM**

**BEDROOM 3**

**FAMILY SHOWER ROOM**

**OUTSIDE**

The property is approached through a recessed brick walled entrance with ornamental iron entrance gates giving access onto a gravelled driveway with ample parking space for multiple vehicles. There is a good size detached double garage.



### **THE GARDENS**

The gardens form a lovely feature to the property providing formal landscaped areas, including a lawn to the front with two matching inset Yew trees, square ornamental gravelled areas with corner dwarf privet. Mature Scotts Pine tree and gravelled pathway with an ornamental iron gate flanked by a Laurel hedge screening the side garden which sweeps around to the rear and incorporates numerous well stocked flowering shrubbery beds, selection of specimen trees and a variety of shrubbery beds. The side garden then extends back with a long flowing lawn which incorporates an pond with pebble edging and sandstone, together with a stepped path and an abundance of Iris. There are in addition a mature Weeping Willow tree, Weeping Birch and Scotts Pine whilst at the very bottom of the garden lies a bank onto the river Roden. Adjacent to the conservatory is a quarry tiled and random paved terrace area with ornamental walling and a path that extends to an enclosed side yard with blue brick floor, side canopy porch and a selection of brick outhouses comprising store with Belfast sink and lighting, wood store and garden store having integral separate WC.

### **THE LAND**

The land is reached by a gated vehicular access adjacent to the garage that leads along a track to a further field gate, which then leads onto a most useful block of grazing land within a single enclosure and could be easily divided into smaller paddocks, whilst bordering onto the River Roden.

### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

#### **SERVICES**

Mains water and electricity are understood to be connected. Private drainage. Oil fired central heating. None of these services have been tested.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

The property is currently showing as Council Tax Band F.

#### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.  
Tel: 01743 236444. Email: shrewsbury@hallsgb.com.

FOR SALE

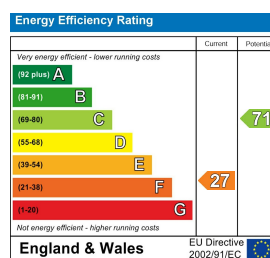
Aston House, Aston, Wem, SY4 5JH



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.