

ACORN HOUSE

SUMMERHOUSE LANE | LONGDEN | SHREWSBURY



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Shrewsbury Town Centre 6.7 miles | Telford 19.8 miles | Oswestry 21.7 miles | Wolverhampton 37.2 miles |
Wolverhampton 37.2 miles | Birmingham 52.8 miles | London Euston 2 hours 40 minutes
(Distances and time approximate)

A striking and most impressive family home providing a
fantastic living environment, with stunning gardens
and far-reaching views in an idyllic rural locality.

A modern family home built in 2019

Built to exacting standards with the benefit of a ten-year structural warranty

Superb and creatively designed living environment

Underfloor heating throughout the ground floor accommodation

5 Bedrooms with 4 Ensuite

CAT5 cabling throughout

Beautiful landscaped gardens with outstanding views

VIDEO TOUR



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LOCATION & SITUATION

Acorn House is positioned on the fringe of the popular village of Longden, adjoining open farmland to the rear and surrounded by beautiful Shropshire countryside. The village itself provides amenities including a shop, popular primary school, church, village hall and private tennis club. The surrounding area offers some lovely countryside for walkers, whilst Shrewsbury itself has an excellent and diverse shopping centre offering a wide range of restaurants and cafes, together with numerous leisure and recreational facilities.

Road: The property is conveniently located just a 15 minutes' drive from the A5 and M54, which provides easy access to Birmingham in the East and Chester, Liverpool and Manchester in the North West.

Rail: Shrewsbury Train Station is approximately 20 minutes from the property, offering direct links to a number of local towns and cities, with travel times from Shrewsbury Station to London Euston being 2 hrs 40 mins.

Air: Positioned only 1hr 15mins from Birmingham Airport and just 1hr 30 mins from both Manchester and Liverpool airports, providing quick and easy access to all European and wider international travel.

Schools: There is a wide range of both public and private schools located locally, including Prestfelde, Shrewsbury School, Shrewsbury High School, Ellesmere College, Packwood Haugh and Lakeland Academy.

Sporting: A wide range of sport and leisure activities are available with golf at Arscott, Shrewsbury and Hawkstone, Horse Racing at Chester and Ludlow, shooting at West Midland Shooting Ground in Hodnet and a large number of local football and cricket clubs within close proximity.

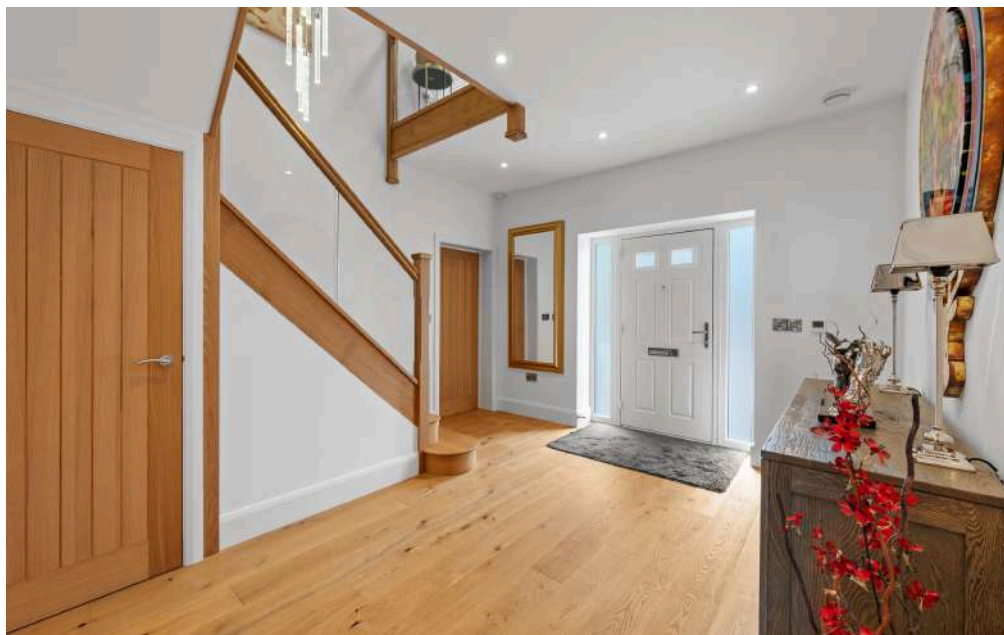


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Acorn House is a striking architect designed detached country residence which has been thoughtfully conceived, constructed and maintained to an exceptionally high standard. This superb family home provides over 3000 sq ft of living space with an additional 700sq ft of garaging and storage.

Set in a stunning countryside location with far-reaching views, this impressive five-bedroom detached home offers an outstanding combination of space, style, and flexibility. Designed to embrace its idyllic surroundings, the property is beautifully presented throughout and provides an ideal opportunity for families, professionals, or those seeking luxurious rural living.





THE ACCOMMODATION

Internally, the home features living accommodation that includes three flexible spacious reception rooms, providing ample space for both formal entertaining and relaxed everyday life.

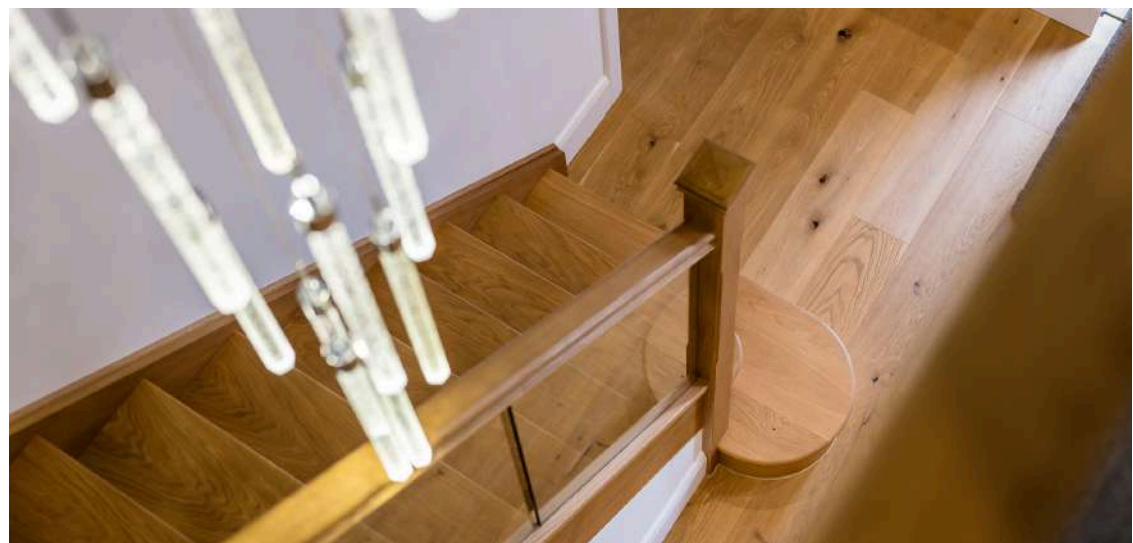
At the heart of the home is a striking breakfast kitchen, fitted with contemporary units, which are complemented by quartz worktops and a full range of integrated Neff appliances. Sitting centrally is an impressive island with breakfast bar and integrated Neff induction hob unit with downdraft extractor. Magnificent triple height windows and bi folding doors flood the space with natural light and frame the

spectacular views over the beautifully landscaped gardens and the rolling countryside beyond. The ground floor accommodation is completed with a well-equipped utility room, flexible office space and guest WC.

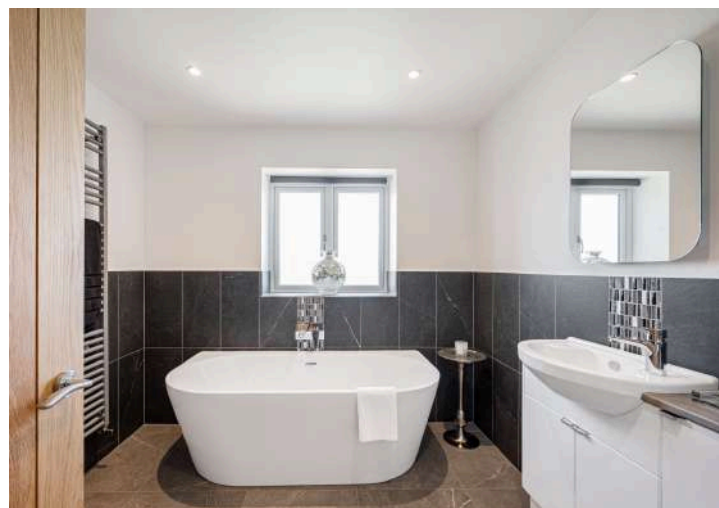
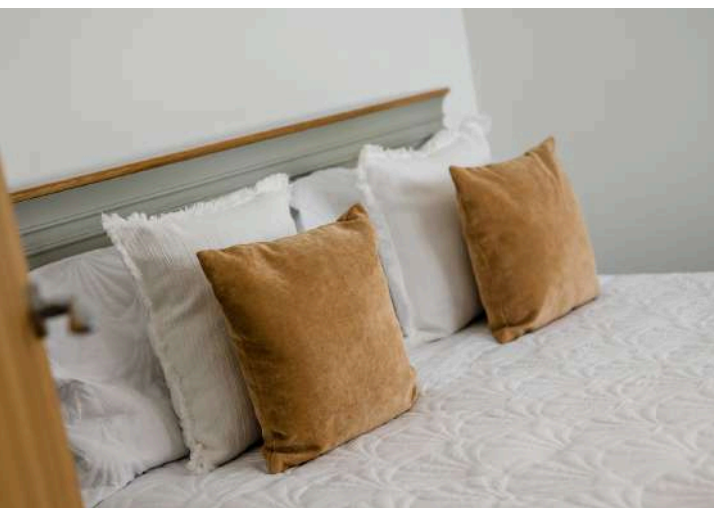
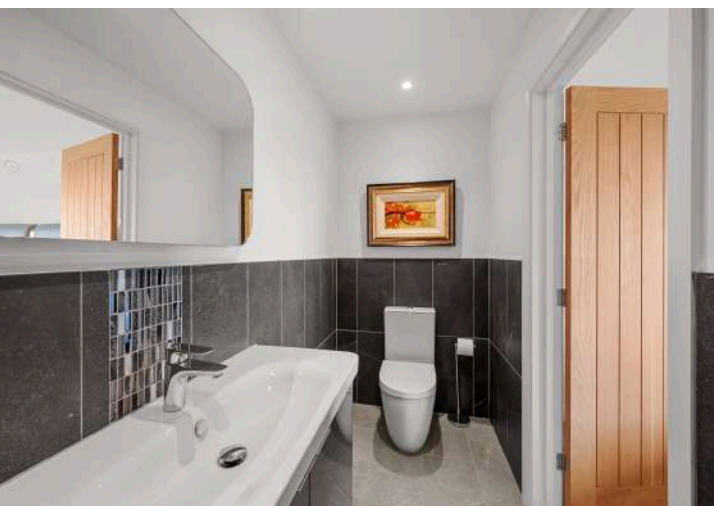
From the main reception hall, a bespoke oak staircase with glazed balustrade rises to the first floor, where four bedrooms can be found, all of which have built in wardrobes and three have ensuite shower rooms, together with a family bathroom. The separate guest suite is accessed via a secondary staircase and contains built-in wardrobes and an ensuite shower room. It should be noted that this room offers potential for a

variety of uses, including a cinema/games room.

The property is finished to an exacting standard throughout, incorporating important technical features including CAT5 cabling throughout, together with subtle touches such as remote-controlled half blinds in the Kitchen. The property is approached through automated electric gates, which open onto a large block paviour driveway providing generous parking and leading to the integral double garaging. The garaging has twin remote controlled electric entrance doors, a sizeable storeroom, an internal pod EV charging point and an external Anderson EV charging point.



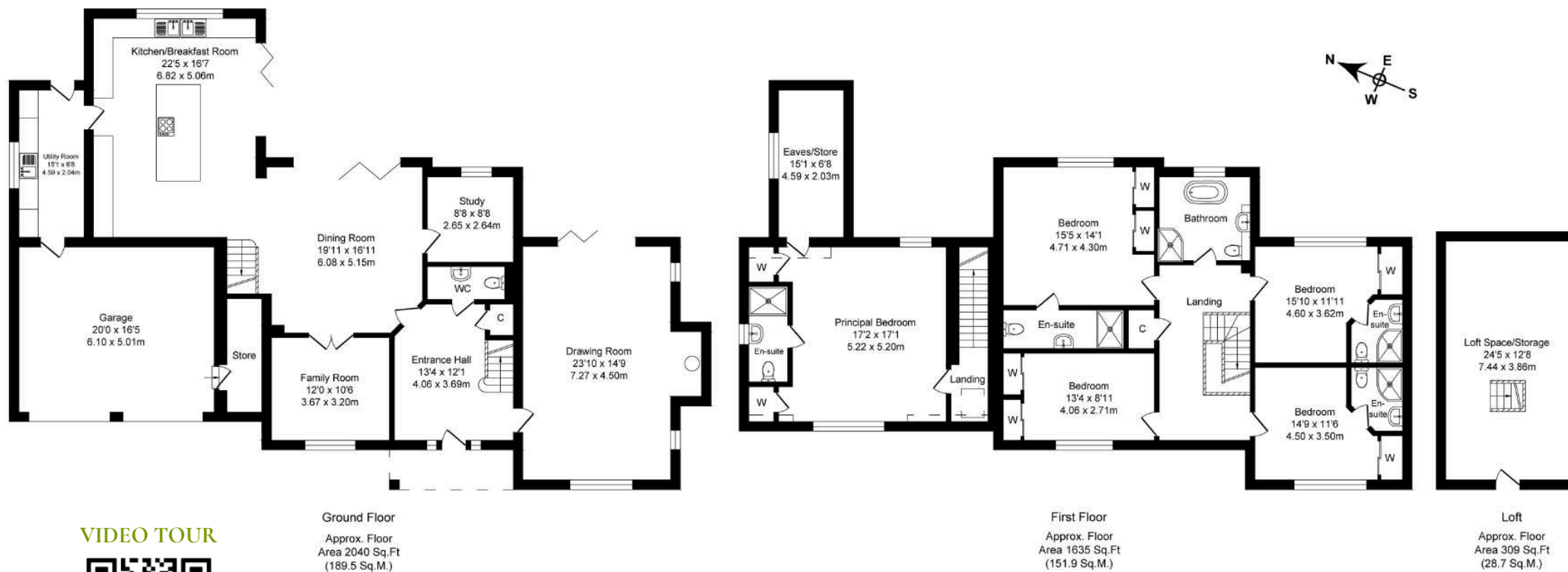




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Acorn House, Summerhouse Lane, Longden, Shrewsbury

Total Approx. Floor Area 3983 Sq.ft. (370.1 Sq.M.)



VIDEO TOUR



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GARDENS & GROUNDS

Acorn House is set within a beautifully landscaped setting. This remarkable property offers a rare combination of elegance, space and spectacular surroundings. The extensive manicured lawns stretch out gracefully around the home offering a sense of grandeur and are perfect for family activities or simply enjoying the serenity of the surroundings. A standout feature is the large Indian sandstone sun terrace, a particularly stylish space, ideal for entertaining on any scale from summer barbeques to evening drinks with friends.

The entertaining areas have been thoughtfully designed to enhance both everyday living and special occasions and are all seamlessly connected to the main house. The property enjoys uninterrupted views to the rear over the surrounding countryside creating a truly idyllic backdrop, perfect for those seeking tranquillity.

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 – G

EPC

Rating – B

DIRECTIONS

What3Words ///booklets.small.puzzle

From Shrewsbury, take the Longden Road past the Priory School and Nuffield Hospital. Continue through the villages of Hook-a-Gate and Annscroft and on arrival in Longden, proceed past the village shop, taking the left turn onto Summerhouse Lane. Follow this country lane for a short distance and the property will be situated on your left hand side.

FIXTURES & FITTINGS

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 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 Shrewsbury
2 Barker Street | Shrewsbury
Shropshire | SY1 1QJ



Alex Forber MRICS
01743 236 444 | 07765 008039
alex@hallsgb.com