



2 HINTON COURT

LEA CROSS | SHREWSBURY | SY5 8JA





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Pontesbury 3 miles | Shrewsbury 7 miles | Telford 20 miles

(all mileages are approximate)

A DELIGHTFUL BARN CONVERSION, OFFERING A PARTICULARLY
SPACIOUS AND VERSATILE LIVING ENVIRONMENT,
SET WITH OUTDOOR SWIMMING POOL
AND GLORIOUS GARDENS OVERLOOKING FIELDS,
IN THIS UNSPOILT AND IDYLIC RURAL LOCALITY.
IN ALL APPROXIMATELY 0.79 ACRES.

Grade II Listed Barn with charm
Fantastic flexible living environment
Blend of character and contemporary living
Stunning gardens with outdoor pool
Lovely open outlook over adjoining fields
Additional land available – approx. 1.38 acres



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A488 west and carry on over the A5 bypass and through the village of Hanwood. Continue for approximately 1 mile and on arrival at Lea Cross, take the right turning for Nox and Yockleton. Proceed ahead taking the next left turn signposted Pontesbury. Continue along, heading in the direction of Edge, after a short distance the gated entrance to the driveway will be identified on the left-hand side.

What3words: erupt.abacus.zoned

SITUATION

The property occupies an idyllic and sought after rural location, providing glorious views over adjoining paddocks and fields. Local amenities can be found in the villages of Hanwood and Pontesbury, which offer primary schools, a secondary school, pubs, shops and a post office, while golfing enthusiasts will note a lovely course at Arscott. Further and more comprehensive amenities can be found in the country town of Shrewsbury, which includes a fashionable range of shops, retail outlets and a rail service. Commuters will find easy road links to the A5 and M54 through to Telford and thereon to the M6 motorway.

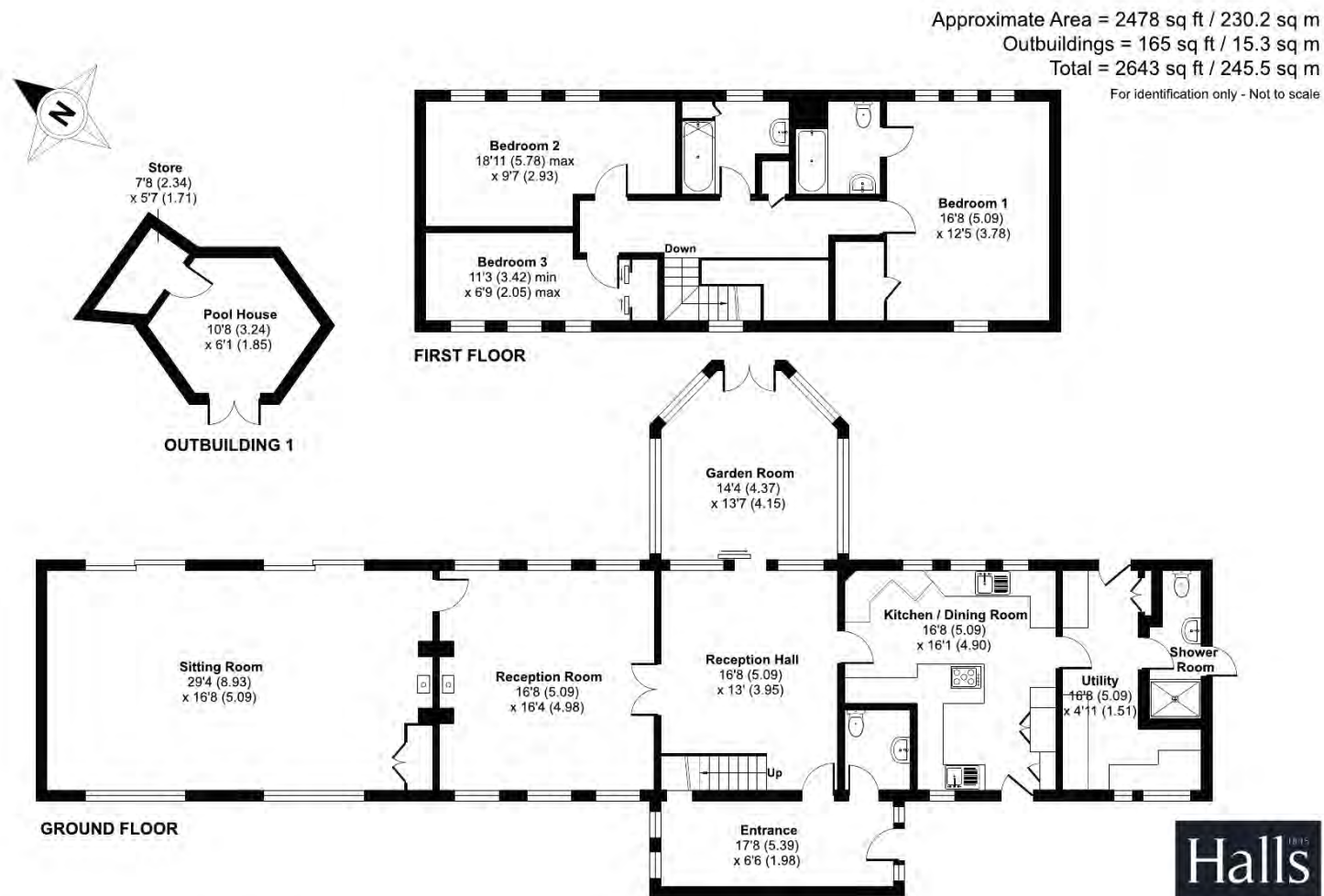


DESCRIPTION

An impressive Grade II Listed barn conversion in an idyllic rural setting, nestled in a peaceful countryside location, this stunning detached barn conversion effortlessly blends period charm with contemporary living, offering spacious and flexible ground floor accommodation, the property is perfectly suited for both everyday family life and large-scale entertaining.

At the heart of the home is a magnificent drawing room, boasting a vaulted ceiling and full of character, truly impressive space ideal for hosting gatherings. Additional reception areas include a formal dining room, a welcoming sitting room, and a

charming garden room with views of the beautifully landscaped grounds and pool area. The stylish breakfast kitchen features numerous integrated appliances, granite worktops and is complemented by a practical utility room and ground floor shower room. Upstairs, the property offers three well-appointed bedrooms, including a principal suite with en-suite shower room, alongside a separate family bathroom.







GROUNDS & GARDENS

Approached through a gated entrance, 2 Hinton Court offers a large, gravelled driveway parking area, with potential space for the construction of a garage, subject to the necessary planning consents. Set within large wraparound gardens, the outdoor space is a particular highlight. A large sun terrace surrounds the outdoor swimming pool ensuring a relaxing and sociable space. Beautifully manicured large flowing lawns extend across the rear, while mature borders filled with flowering shrubs and plants create a wonderful sense of privacy and seasonal interest. A natural pond, complete with gazebo and tranquil seating areas, attracts a wealth of wildlife and provides a peaceful retreat within your own grounds. The property enjoys uninterrupted views over adjoining paddocks and open fields.

This exceptional home offers a rare opportunity to enjoy country living at its finest, combining architectural heritage with modern comfort in a truly spectacular setting. It should be noted that an adjoining paddock is available by separate negotiation.





GENERAL REMARKS

FIXTURES & FITTINGS

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

AGENTS NOTE

Prospective purchasers should be aware that the property is sold subject to grant of probate.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

SERVICES

Mains electricity and water is understood to be connected. Drainage is to a septic tank. Gas central heating. None of these services have been tested.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band: F - Shropshire Council

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ.

Tel: 01743 236444.

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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.



