



FOR SALE

Price Guide £925,000

Wincote Shrewsbury Road, Hadnall, Shrewsbury, SY4 4AG

A beautiful period family home set in over 4 acres with stables, paddocks, lovely south facing gardens and wonderful views, in an idyllic location on the outskirts of Shrewsbury.





MILEAGES: Shrewsbury 3 miles and Telford 16.4 miles. All mileages are approximate.



- Wonderful 6 bedroom family home
- Internal annex
- 4.27 acres (1.73ha)
- Beautiful gardens and setting
- Superb connection links
- Stabling
- Garaging
- Private driveway

## DIRECTIONS

From Shrewsbury, take the A49 towards Wem / Whitchurch. Enter Hadnall and turn left just after the Church. Proceed along Church Lane for approximately 150m and Wincote is on your left.

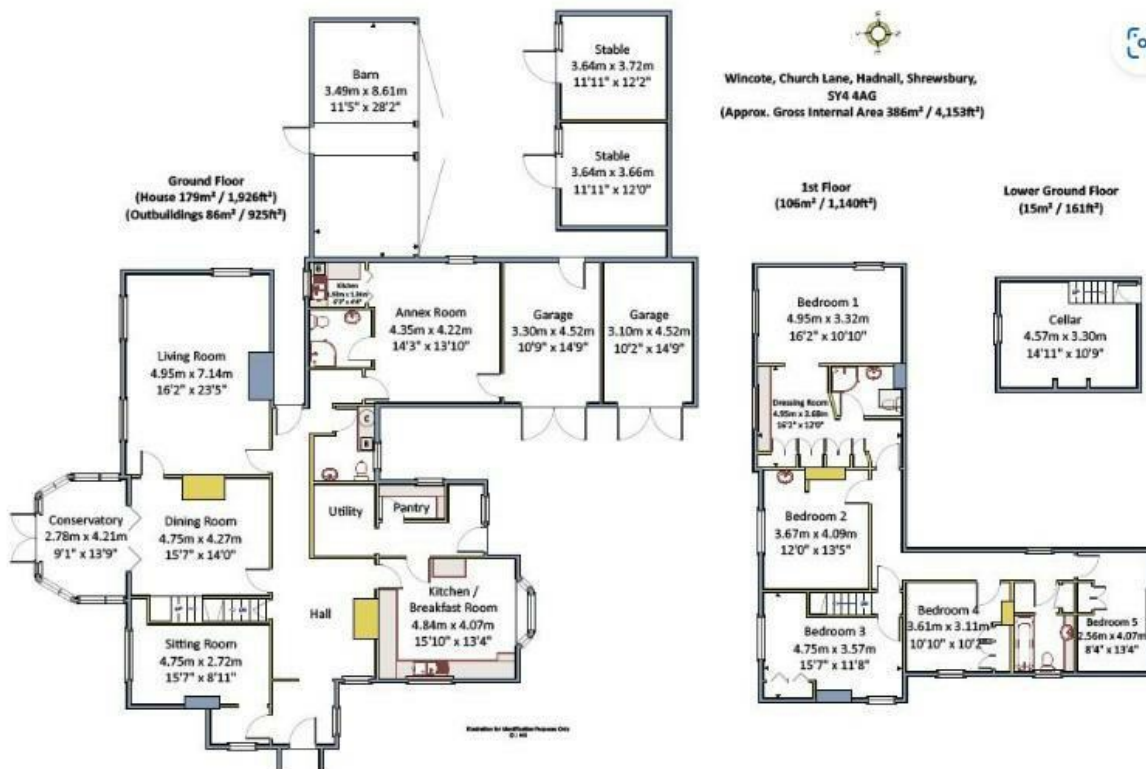
What3Words: Snuggle.Glow.Scorecard

## SITUATION

Wincote is set in the village of Hadnall, approximately around 3 miles north of Shrewsbury. The village centre is within a short walk providing a good range of amenities including a useful shop/Post Office, Primary School, Public House, Church, Parish Hall, etc.

Shrewsbury provides an extensive range of amenities of all kinds including a number of highly rated state and private schools including the well renowned Shrewsbury School, together with a number of preparatory schools.

The property is excellently placed for commuting, both north and south, with the A49 running to Hadnall. To the north, Chester, Liverpool and Manchester are within easy commuting distance as are Telford, Wolverhampton and Birmingham to the south. Train services are available from the county town of Shrewsbury providing direct trains to London.



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



5 Bedroom/s



3 Bath/Shower  
Room/s



## DESCRIPTION

Wincote is a substantial, yet charming, family home that has a wonderful flowing living space and occupies a private and picturesque position on the edge of the village of Hadnall.

On entering the house, into the Lobby, to the left is a door leading to the Sitting Room. Further along and into the Hallway there is a feature fireplace with Clearview stove on the right hand-side, with the Kitchen / Breakfast Room around the corner. The Kitchen boasts a dual aspect, with a large bay window and in-built L shaped seating, looking out to the front. Beyond is a separate rear Hall with Pantry and Utility room. Further down the Hall is a Cloakroom with WC.

Overlooking the front of the house, there is a Dining Room, with a Conservatory beyond with French doors leading out to the patio and gardens. The spacious Drawing Room features a dual aspect looking out over the garden. At the end of the Hall there is a link to the Annexe which is a sizeable room with its own Kitchenette and Shower Room.

On the first floor, there is a wonderful principal bedroom suite, with an impressive dressing room area and a shower room. There are four further double bedrooms with a generous family bathroom.

## OUTSIDE

The property has a beautiful approach along the tree-lined driveway and provides views over its own paddocks to the south.

There are two garages, electric charging point, stabling and a covered barn. There is a secondary access onto the lane at the rear of the property which leads to the stables and rear parking area. The land extends to 4.27 acres (1.73 ha) divided into three different paddocks.

## GENERAL REMARKS

### FIXTURES AND FITTINGS

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

### SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### TENURE

Freehold. Purchasers must confirm via their solicitor.



**COUNCIL TAX**

The property is in Council Tax band 'E' on the Shropshire Council Register.

**VIEWINGS**

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



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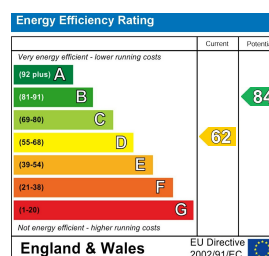
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



Halls 1845

01743 236 444

#### Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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