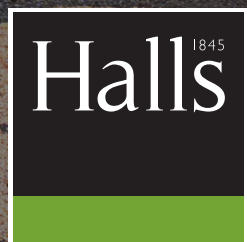




# NOX HOUSE

NOX | SHREWSBURY | SY5 8PU





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Shrewsbury 5.8 miles | Telford 20.8 miles  
(all mileages are approximate)

A DISTINGUISHED GEORGIAN RESIDENCE  
OFFERING ACCOMMODATION OVER THREE FLOORS AND PROVIDING A  
WEALTH OF CHARM, COMBINED WITH A VERSATILE LIVING ENVIRONMENT,  
SET WITH DOUBLE GARAGE AND BEAUTIFUL SOUTH FACING GARDENS  
IN AN IDYLIC YET CONVENIENT RURAL LOCATION.

Striking Grade II Listed Georgian residence  
Spacious accommodation laid out over three floors  
Fantastic flexible living environment  
Driveway parking and double garage  
Beautiful established south facing gardens  
Popular and most convenient locality



**Shrewsbury Office**

2 Barker Street, Shrewsbury,  
Shropshire, SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@halls.gb.com](mailto:shrewsbury@halls.gb.com)

Viewing is strictly by appointment with the selling agents



## DIRECTIONS

From Shrewsbury, proceed west along the B4386 heading for Westbury. From the A5 roundabout travel for about 3 miles to Nox and Nox House will be found shortly after you enter the hamlet on the left hand side.

## SITUATION

The property occupies a most pleasant and convenient location in the centre of the small hamlet of Nox, a short distance from Shrewsbury and its excellent range of amenities including shops, social and leisure facilities together with a rail service. Commuters will find the A5 gives ready access east to the M54 motorway to Telford and Wolverhampton or alternatively north to Oswestry. The property itself joins open farmland and has lovely views over rolling countryside beyond.





# DESCRIPTION

Originally an ale house, known as the “Star and Ball” the property was believed to have been constructed by 1653 and was the regular meeting place of the Ford Manor Court between 1674 and 1811. Originally built as an L shaped timber framed house and latterly cased in brick and raised to three storeys in height during the 19th century.

Dating back to the 17th century, Nox House is a striking Georgian property offering elegant and characterful accommodation across three floors. Rich in period charm, the home retains many original features, including exposed beams, feature fireplaces, and sash windows, all sympathetically maintained to enhance its historic appeal.

The ground floor features two formal reception rooms, a welcoming sitting room with a feature fireplace and a refined dining room with an inset log burner—perfect

for entertaining. In addition, there is a superb family room with exposed timbers providing a versatile space, ideal as a playroom, home office or snug. The traditional farmhouse kitchen is fitted with an oil-fired Rayburn, serving both the central heating and domestic hot water, and is complemented by a practical utility room.

On the first floor there are three well-proportioned bedrooms, including a charming double room with en-suite shower area, a family bathroom, and a further small bedroom. The second floor is mostly dedicated to an impressive principal suite, boasting generous proportions and a luxurious en-suite bathroom complete with both bath and shower. Positioned off the landing is an additional double bedroom / study.

Approximate Area = 3025 sq ft / 281 sq m (includes garage)  
Limited Use Area(s) = 65 sq ft / 6 sq m  
Outbuildings = 167 sq ft / 15.5 sq m  
Total = 3257 sq ft / 302.5 sq m  
For identification only - Not to scale









## GROUPS AND GARDENS

Externally, Nox House enjoys a gravelled driveway with ample parking and double garaging. The south-facing rear gardens are a particular highlight, with flowing lawns, mature and richly planted borders, a variety of specimen trees, and a delightful slate-tiled sun terrace ideal for outdoor entertaining and alfresco dining.

Set amidst beautiful rural surroundings yet conveniently located, this is a rare opportunity to acquire a distinguished period home offering both timeless charm and flexible family living.





## GENERAL REMARKS

## FIXTURES & FITTINGS

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

## TENURE

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

## SERVICES

Mains water and electricity are understood to be connected. Drainage is to a shared treatment plant. Oil fired central heating. Superb broadband. 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.

Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)



### 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.



