



Betton Grange, Cross Houses, Shrewsbury **SY5**

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# Betton Grange, Shrewsbury, Shropshire SY5

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A delightful Grade II listed village house standing in just over half an acre with grounds looking out towards open and far-reaching views.

Betton Grange is found only 4 miles south-east of the popular and historic county town of Shrewsbury. The beautiful surrounding countryside offers numerous picturesque walks and is within easy reach of Shrewsbury which provides a superb range of amenities including supermarkets, public houses, restaurants, regular markets, art galleries, libraries, and sports facilities.

Local Schooling includes Shrewsbury High School, and Shrewsbury School (Shrewsbury), William Brookes (Much Wenlock), Thomas Telford, as well as Old Hall School and Wrekin College (Wellington). Betton Grange is well placed for commuting to several business centres including Wolverhampton, Birmingham, Telford and the county town of Shrewsbury. The nearby M54 motorway provides further links to the Midlands, M6 and M6 toll road. National rail links are found in Shrewsbury and Telford.

Directions (Postcode SY5 6HZ)

From Shrewsbury, take the A458 towards Much Wenlock, turning right, just after the A5 and signposted Acton Burnell and Pitchford, following this lane for a short while. Take the first right and upon entering the village of Betton Strange, keep to the left and follow the lane towards the end, turning left into the second drive, just before the barns ahead.





## Betton Grange

Betton Grange is a handsome Grade II listed property, dating back to the 17th Century and formerly the main farmhouse to the peaceful village of Betton Strange. The beautifully proportioned rooms offer generous space and plenty of natural light, many with delightful views over the grounds.

The entrance vestibule with tiled floor leads into the large sitting room with large Inglenook fireplace, housing a Stovax log burner. To the left is a well-proportioned kitchen with bespoke units, a handsome Aga Range, large central island, integrated appliances and space for a breakfast table, creating a truly welcoming environment. The kitchen and breakfast area benefits from three windows providing plenty of natural light. To the right of the sitting room is a more informal family room leading onto the grand dining room, perfect for entertaining large gatherings of family and friends.







Beautifully proportioned rooms offer generous space and plenty of natural light.



The dining room benefits from French doors which open out onto a terrace area offering magnificent, open and far-reaching countryside views and additional seating areas to both sides of the house. Accessed from both the dining room and kitchen / breakfast room, a large and light, two-part utility area extends across the rear of the property offering a pantry area and plenty of storage space and providing a garden room feel to the house. A door leads out to the rear garden at one end and to the other, a W.C., and back staircase can be found. The cellar can be accessed through a trap door in the dining room.

A central staircase ascends to the first-floor accommodation where the landing space leads onto five double bedrooms, all of which have delightful views over the gardens and grounds. In addition to the large principal bedroom, a guest suite with landing area and bathroom is found to the rear of the house. There are three further double bedrooms which serve from a large family bathroom. A further staircase leads up to four sizeable attic areas, all of which lend themselves to a variety of uses including bedrooms, music rooms, further studies or hobby rooms and storerooms.







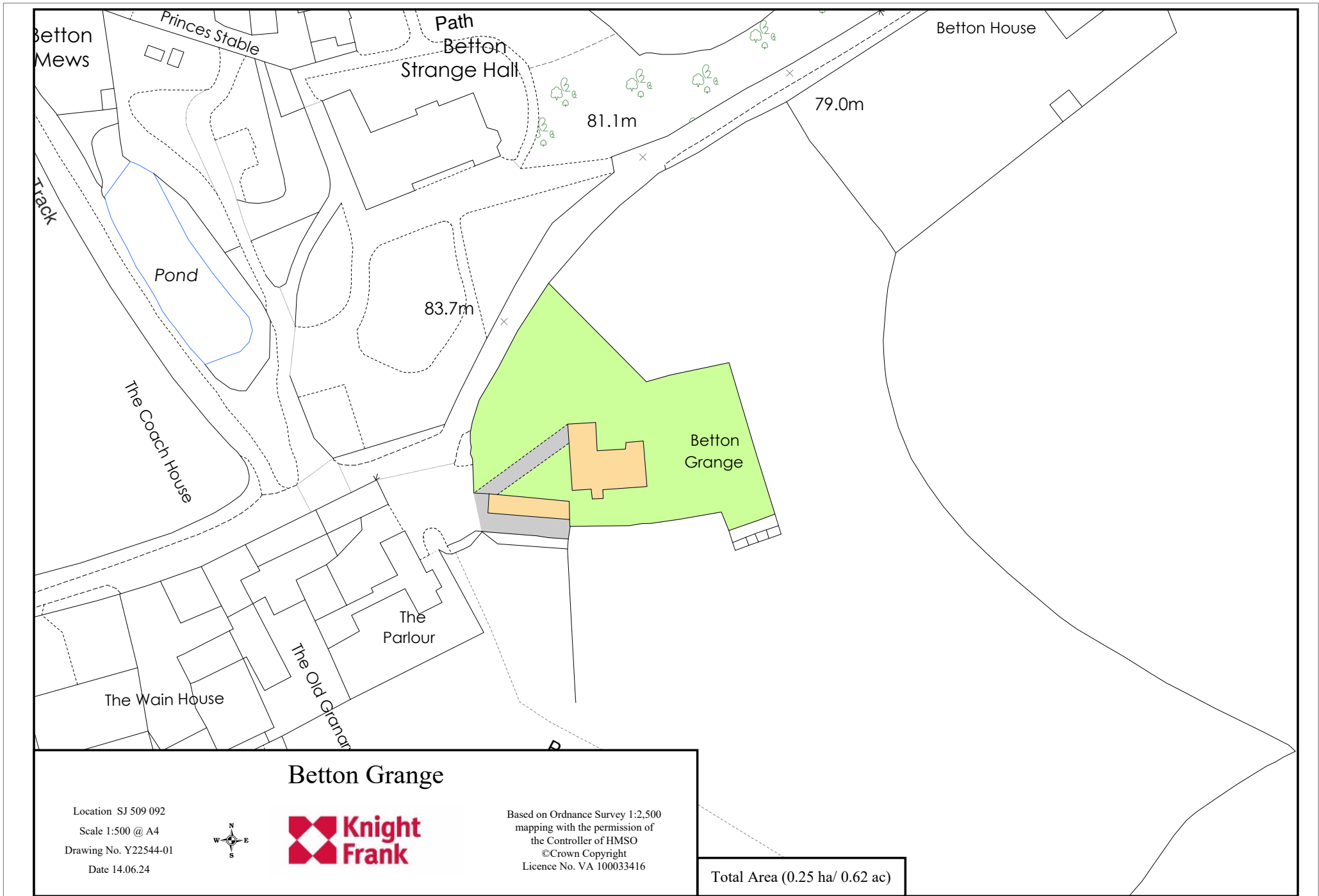
## Gardens, grounds and outbuildings

Betton Grange is surrounded by well-maintained gardens, accessed via the choice of two entrance areas, one being a large shingled drive with extra parking and the other, towards the double garage with electric doors, several outbuildings and pedestrian access to the side of the property. Stocked borders with shrubs and herbaceous plants, along with perennial planting provides colour and interest for much of the year. Hard landscaping is provided in the form of paved terracing, strategically positioned for outside dining. There is a range of established fruit trees and planting and collectively, the grounds provide an excellent level of privacy.

In all, the gardens and grounds extend to approx. 0.62 acres.







## Betton Grange

Location SJ 509 092  
 Scale 1:500 @ A4  
 Drawing No. Y22544-01  
 Date 14.06.24



Based on Ordnance Survey 1:2,500  
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Total Area (0.25 ha/ 0.62 ac)



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## Property Information

Agents Notes(s): Currently there is a lift situated in the dining room, providing direct and easy access between the ground floor and first floor / bedroom 3. This can be left in situ, or the current vendors will remove before occupancy.

Tenure: Freehold

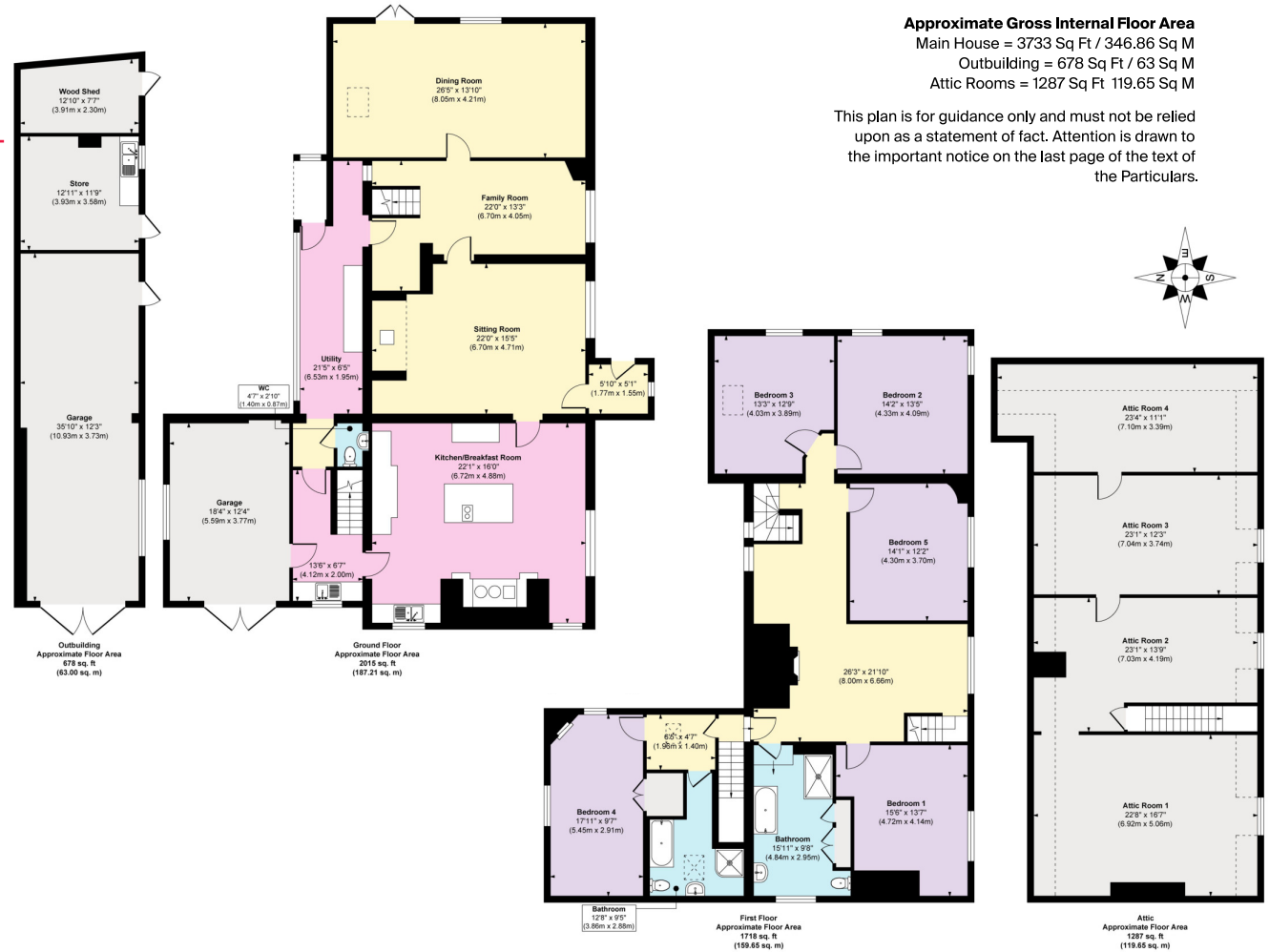
Services: Mains electricity and water supply.

Oil fired central heating. Private drainage.

Water collection system.

Local Authority: Shropshire Council

Council Tax Band: G



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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