



Ford Hall, Ford, Shrewsbury, Shropshire **SY5 9LY**

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A handsome Grade II country house with superb accommodation set in 2.44 acres of parkland.

Directions (Postcode SY5 9LY)

Taking the A5 from Shrewsbury, take the first turning left signposted mid Wales/A458 leading to Ford. Follow the A458 and take the right turn just before The Gate public house, and follow this road around to the right, and left into Back Lane. Turn right and cross over the bridge where you will find the gated entrance to Ford Hall on the left.



Tenure: Available freehold

Local authority: Shropshire Council

Council tax band: H



The Property

Ford Hall is a handsome Grade II listed Georgian country house which has recently undergone complete renovation and refurbishment in order to offer generous accommodation. Benefitting from Control 4 technology enabling lighting, temperature, entertainment and security, all of which can be operated remotely from the owner's phone.

Originally built in 1729 for Lieutenant George Calcott, the youngest son of Thos Gough, late of Ford, Ford Hall provides superb modern family accommodation amidst many period features including an early 18th century staircase sweeping across its three floors with open landings and large rooms, lit by deep sash windows, oak beams and original fireplaces.

The impressive stone pillared entrance opens to a large entrance hall leading towards the principal sitting room. To the rear, with views across the gardens and wildlife pool, a well-equipped kitchen features an electric 5 oven AGA, many inbuilt appliances including a spacious corner fridge and wine fridge. The flagstone flooring continues into an entertainment room with spacious dining area with garden doors opening onto a large patio and loggia. To the right of the kitchen is a sumptuous seating area set around a marble inglenook fireplace with Clearview log burner. The ground floor flows onto a basement level which offers further family seating areas including a games room and sunken cinema; a wine cellar and store area complete the lower level.

Each of the two landings on the additional floors offer versatile space, lit by central sash windows framing the private views of Ford Hall's parkland and established trees. The bedrooms reflect different period and modern details including panelled ceilings, with plenty of built in wardrobes and storage; beautiful bathrooms with roll top baths and large showers complement the spacious and high-ceilinged bedrooms. The second floor has also recently undergone a sympathetic scheme of renovation and now provides further bedroom space, along with a media room and bathrooms.









Gardens & Grounds

Beautiful parkland style gardens with mature trees, a sunken rose garden, wildlife pool and stocked borders make up the surrounding grounds of the Hall providing a peaceful and private location. There are a range of outbuildings including garaging and further workshops / storerooms and a secondary drive with double gates.



Location

Approached by an elegant sweeping driveway, Ford Hall sits centrally in 2.44 acres of landscaped parkland and offers superb accommodation in a tranquil location yet only just over 7 miles from Shrewsbury.

The property is within the small hamlet of Ford and within walking distance of a recently renovated public house, The Gate. The nearby market towns of Shrewsbury and Oswestry are within easy reach and provide an excellent range of shops and amenities and both are noted for their excellent independent schools, including Shrewsbury School, Prestfelde, Packwood Haugh, Moreton Hall, Oswestry School and Ellesmere College, along with nearby village primary schools. The location allows access to Shrewsbury, Birmingham and the Midlands via the A5/M54 and to the North West, Chester, via the A5, Regional airports include Liverpool, Manchester and Birmingham.

Distances

Shrewsbury 7.9 miles, Oswestry 17 miles, Chester 42 miles
(Distances and time approximate).

Services

Mains water and electricity. Oil central heating.

Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.



Approximate Floor Area = 622.6 sq m / 6702 sq ft
Basement = 55.0 sq m / 592 sq ft
Outbuilding = 77.0 sq m / 829 sq ft
Total = 754.6 sq m / 8123 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only.
I would be delighted to tell you more
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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 October 2024. Photographs and videos dated October 2024.

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