



Meretown House, Meretown, Newport, Staffordshire

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## Meretown House, Meretown Newport, Staffordshire **TF10 8BX**

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An outstanding opportunity to acquire a substantial period home, in need of modernisation, set in 14.95 acres.



**Guide price:** £1,150,000

**Tenure:** Freehold

**Local authority:** Stafford Borough Council

**Council tax band:** F





## Location

Meretown House is located within the very desirable hamlet of Meretown, which once formed part of the Aqualate Estate. The hamlet sits adjacent to the village of Forton, which includes All Saint's Church with its regular services as well as The Swan at Forton public house.

Meretown is just a short distance outside the market town of Newport which is served by Waitrose, Lidl and Aldi supermarkets along with bespoke and independent local shops and a selection of national retailers.

The area is noted for its highly regarded schools, both within the state and private sectors, including Thomas Telford, Wrekin College, Adams Grammar and Newport Girls High, and a range of schools and colleges in Shrewsbury.

Telford and Stafford have railway stations offering regular mainline services to Birmingham and London, with the latter offering intercity access to the capital in just one hour and twenty minutes. The M54 from Telford joins the National motorway network for onward travel and Birmingham Airport.

## Meretown House

Thought to have been constructed in the 18th century, Meretown House was purchased by Sir Thomas Boughey in 1816 to become the adjoining Aqualate Estate's Dower House. It is thought that the house had its own school and bakery at one time in one of the numerous outbuildings that surrounded the house itself.

Today, Meretown House sits at the heart of the Meretown Conservation Area yet only being a few minutes from the market town of Newport. Whilst in need of significant works, there is outstanding potential to create an exceptional home set in just under 15 acres and incorporating character features such as high ceilings, wide and low windows, original woodwork and ornate coving/mouldings.





Entered via a half-hexagonal porch, the entrance hall is complete with original staircase and flagstone flooring, as well as access to the cellars. There are three principal reception rooms accessible off the entrance hall.

The drawing room is flooded with natural light via the bay window which includes double doors to the garden whilst the fireplace offers an excellent focal point.

The dual-aspect dining room is of excellent proportions with high ceilings, large sash windows and an open fire. The dining room is a superb space for entertaining, with delightful views across the gardens.

The adjacent study provides a useful space for home working or could be used flexibly as a snug or playroom as required by an incoming buyer.

The kitchen is also found off the entrance hall and is well-proportioned with rear views towards the courtyard. There are several fitted cupboards and cabinets as well as a four oven AGA. Off the kitchen is rear hallway, cold store, laundry and wood store.





Large, light rooms with lovely period details.



## Upstairs

The original staircase rises from the entrance hall to a bright first floor landing. There are five double bedrooms at first floor level, three of which have en suite bath or shower rooms.

The central staircase continues to the second floor landing which offers an additional five double bedrooms, one with an en suite shower room whilst a family bathroom serves the remaining bedrooms.





There is ample bedroom accommodation set over the first and second floors.



## The Apartments

Forming the easterly wing are two apartments. Both apartments are independently accessible, with the ground floor apartment briefly offering an entrance hall, dining area, kitchen, bathroom and bedroom.

The first floor apartment provides a living room, kitchen, bathroom and three bedrooms.

The apartments both have internal doors which lead to the entrance hall and landing respectively meaning that they could easily be incorporated back into the main house (subject to the necessary consent).

## Outbuildings

There are numerous outbuildings, owing to the properties' recent use as the National Foaling Bank. A side driveway leads to a rear courtyard which provides access to a small barn and brick stable block offering five loose boxes, tack room and store room.

There is also a large first floor space which could suit a variety of uses. There are two storerooms which adjoin the house itself which could be incorporated into the house if required (subject to the necessary consents).

A pathway continues on to a further courtyard with three further stable blocks which can accommodate fourteen horses alongside a variety of stores.





## Gardens and grounds

Meretown House enjoys a delightful garden plot which wraps around the southerly side of the house.

There is a gravelled driveway which provides parking for numerous vehicles, with various pathways leading to the gardens. The grounds immediately surrounding the house and outbuildings amount to a little over 2 acres, with a pair of large greenhouses.

Adjoining Meretown House is just under 13 acres of additional land which comprises three large paddocks and a wildlife pool. The paddocks have several access points from the adjoining lanes.

The total plot extends to approx. 14.95 acres.

## Agents Notes

The two septic tanks are unlikely to comply with the general binding rules.

The old servants' bell panel on the wall in the hallway to the flat and the glass 'chandeliers' / light bowls in the dining room are not included in the sale but may be available via separate negotiation.

There is a public footpath crossing part of the paddock land.

## Services

Mains electricity and water. Oil fired central heating. Private drainage system

## Local Authority

Stafford District Council

Band F

First floor Apartment

Band A









**Meretown House, Meretown**  
**Approximate Gross Internal Area**  
**Main House = 816 sq.m/8788 sq.ft**  
**Outbuilding = 22 sq.m/239 sq.ft**  
**Stables = 435 sq.m/4678 sq.ft**  
**Total = 1273 sq.m/13705 sq.ft**



Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area - 6.05 ha / 14.95 ac

### Meretown House

Location ST 755 203  
 Scale 1:2,500 @ A4  
 Drawing No. X18971-04  
 Date 08.07.24



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**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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