

HINCKSWOOD HOUSE

KYNNERSLEY DRIVE | LILLESHALL | NEWPORT



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Newport 4 miles | Telford 7 miles | Wolverhampton 19 miles
Shrewsbury 20 miles | Birmingham 38 miles | London Euston 2 hours 27 minutes
(Distances and time approximate)

A spacious detached residence with 10 acres,
4 garages and a range of outbuildings,
situated in a highly sought-after location.

A modern and spacious detached family home

5 bedrooms, 2 en-suites

Full Alarm and CCTV System

Extensive outbuildings, including a log cabin with a water vista

Workshop, stables, and a games room with potential for annexe use (STPP)

Ideal for multigenerational living, equestrian pursuits, or self-sufficient living

VIDEO TOUR



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LOCATION & SITUATION

Hinckwood House sits in a secluded spot on Kynnersley Drive, surrounded by open countryside yet close to key amenities. Just 12 minutes from Newport—with top grammar schools, cafés, and shops, it also offers easy access to Telford's services. Positioned near the A518 and M54, it provides swift travel to Shrewsbury, Birmingham, Chester, and beyond. Combining rural tranquillity with excellent connectivity, Hinckwood House offers the best of both worlds: privacy, natural beauty, and convenient access to towns and cities.

Road: Kynnersley Drive is situated in a rural location off the A518, with excellent connectivity to Newport and Telford.

Rail: Telford Central Station is less than a 15 minute drive away, providing easy access to Shrewsbury, Wolverhampton and Birmingham.

Air: The property is positioned less than an hour's drive from Birmingham International Airport, providing quick and easy access to all European and wider international travel.

Schools: There is an Outstanding Primary School in Lilleshall, along with the well-regarded Haberdashers' Adams Grammar School and Newport Girls High School, both providing Secondary Education facilities.

Sporting: Lilleshall National Sports Centre, one of the UK's premier National Sports Centres and a UK Sport Accredited Elite Training Centre, is within easy reach of the property. It offers world-class facilities for individuals, the local community, and some of the nation's top athletes.



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Set in 10 acres of gardens, pasture, and private woodland, this exceptional residence combines elegance with modern comfort and practicality. The beautifully appointed interior includes a farmhouse kitchen, orangery, formal reception rooms, and five bedrooms (two with en-suites). Extensive outbuildings include a log cabin with water vista, workshop, stables, and a games room/potential annexe (STPP).

Additional features include greenhouses, an orchard, and 4 car garage. Ideal for multigenerational living, equestrian use, or self-sufficiency, the property offers remarkable versatility in a peaceful, secluded setting.





THE ACCOMMODATION

The ground floor has been thoughtfully designed for both family living and entertaining. The L-shaped sitting room, with its impressive inglenook fireplace and wood-burning stove, creates a warm and inviting space, perfect for cosy evenings.

The sun-drenched orangery, complete with skylights and French doors, invites natural light and offers seamless access to the patio and gardens beyond—ideal for relaxed gatherings or quiet reflection.

At the heart of the home lies a beautifully appointed kitchen/breakfast room, where marble worktops,

a four-oven oil-fired AGA, and integrated appliances come together to form a space that is both practical and inspiring. An additional electric oven adds further flexibility for home cooks and entertainers alike.

The ground floor also features a formal dining room with charming front-aspect views, a dedicated office, and a suite of utility spaces including a boot room, cloakroom, WC, and walk-in pantry—providing convenience without compromising style.

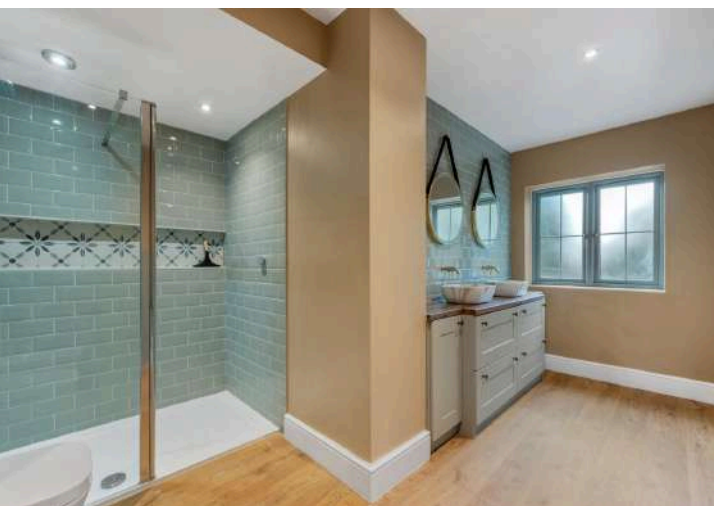
Upstairs, the principal bedroom suite offers a luxurious retreat, with dual-aspect views, a dressing area, bespoke

fitted wardrobes, and an elegant en-suite with double shower, twin sinks, and a bidet. Four additional bedrooms, two with en-suites, and a beautifully styled family bathroom complete the upper floor.

Recent upgrades—including a new boiler (2024), replacement windows (2021), and a new roof (2020)—ensure peace of mind, while a full alarm and CCTV system adds security to this wonderfully private residence.





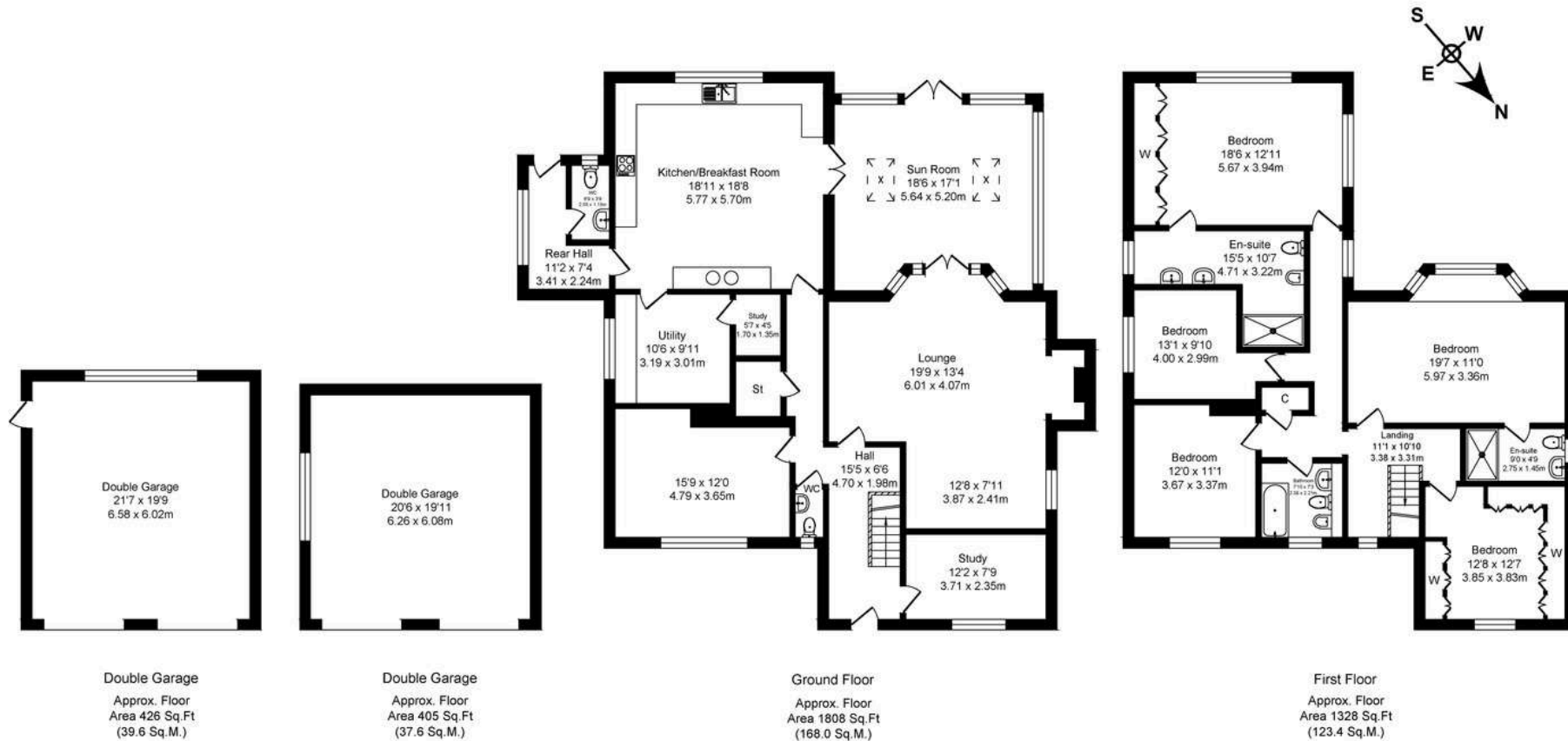


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Total Approx. Floor Area 7044 Sq.ft. (766.4 Sq.M)

NOT TO SCALE



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GARDENS & GROUNDS

A gated, block-paved driveway leads to a courtyard with four garages, each featuring roller shutter doors and loft storage. The extensive outbuildings provide exceptional versatility, including an impressive entertainment suite that could be utilised as a cinema, games room, snooker room, bar, or potentially an annexe (STPP).

Additional facilities include a steel-framed workshop, scenic log cabin with solar panels and bi-fold doors, multiple greenhouses, stables, sheds, and secure storage. The estate also boasts a borehole with UV filtration, a productive orchard, kitchen and apiary gardens, a polytunnel with irrigation, and ample space for animals or equipment. This is a rare opportunity to acquire a beautifully equipped and highly adaptable estate—perfect for multigenerational living, equestrian pursuits, or self-sufficient living in a peaceful, secluded setting.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water and electricity, oil fired heating and a private borehole providing its own water source. Drainage is to a private system.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, Southwater One, Southwater Way, Telford, Shropshire, TF3 4JG. Tel: 03456 789000.

COUNCIL TAX

Council Tax Band – G

EPC

Rating – D

DIRECTIONS

What3Words [///shameless.condiment.rival](https://www.what3words.com/shameless.condiment.rival)

From Newport, follow Wellington Road towards the A518. On reaching the roundabout, take the third exit onto the A518. At the next roundabout, take the second exit, staying on the A518. In 0.8 miles, turn right onto Kynnersley Drive. In 290 yards, keep right, staying on Kynnersley Drive. In around 1 mile you will find the property on your left hand side.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

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 before 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 are fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion, NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have.





Halls of Telford
32 Market Street | Wellington
Telford | Shropshire | TF1 1DT



Matt Gilbert
01952 971800 | 07873 197921
matt.gilbert@hallsgb.com