



RYLANDS HOUSE, 14,  
GREAT HALES STREET | MARKET DRAYTON | TF9 1JN









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Telford 22 miles | Oswestry 32 miles | Wrexham 29 miles | Shrewsbury 21 miles | Chester 39 miles  
(all mileages are approximate)

## AN EXPANSIVE TOWN HOUSE HOME SET ACROSS FOUR FLOORS

Parking for Four Vehicles  
Close to Local Amenities  
Prime Location  
A Magnificent Home  
Total ft<sup>2</sup> - 4394.00



### **Telford Office**

32 Market Street, Wellington, Telford,  
Shropshire, TF1 1DT

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Viewing is strictly by appointment with the selling agents

## LOCATION

Market Drayton is a historic market town nestled in the north of Shropshire, close to the borders of Staffordshire and Cheshire. Known for its charming mix of Georgian and Tudor architecture, the town offers a rich heritage, weekly street markets, and scenic surroundings along the River Tern. It's well-connected by road to larger towns such as Shrewsbury, Nantwich, and Newcastle-under-Lyme, while still retaining a peaceful, community-focused atmosphere. The town is also famously home to gingerbread-making and Jole's Brewery, adding to its cultural appeal.

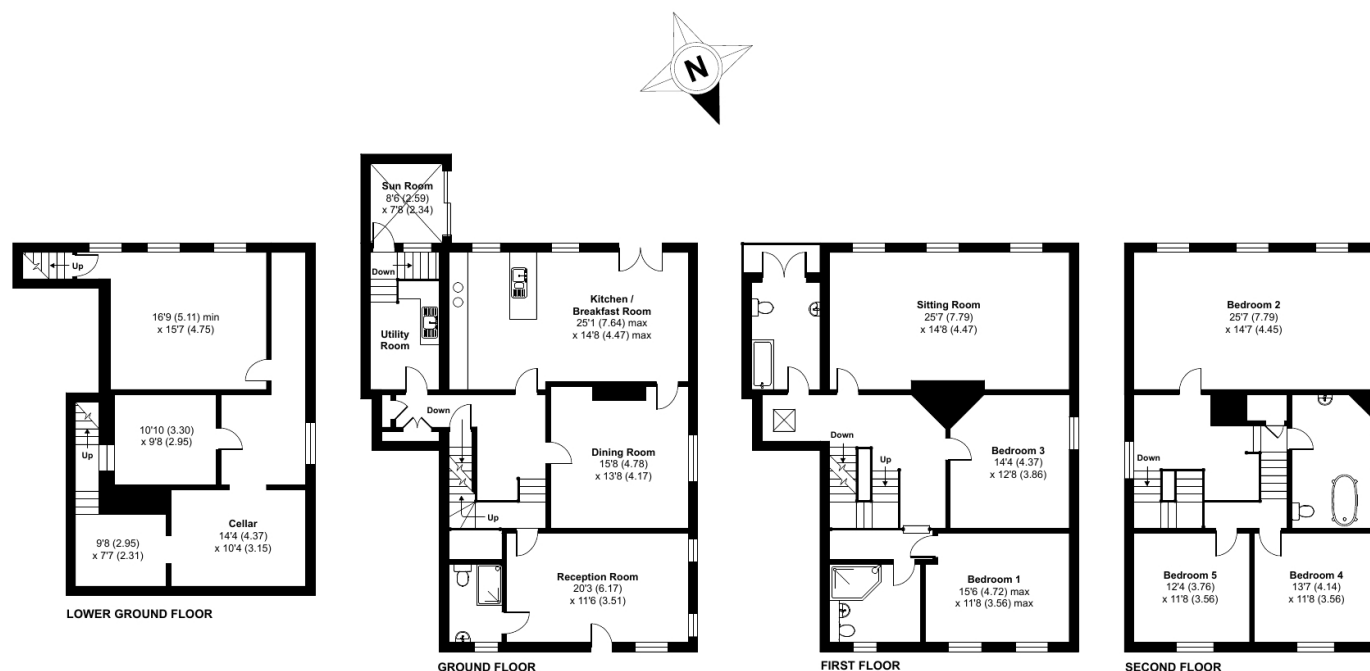
## DIRECTIONS

From our office on Market Street, Wellington, head north and join the A518 towards Apley, continuing onto the A442 northbound. Make your way onto the A41 heading north-west towards Market Drayton. Stay on this road until entering Market Drayton. Follow the signs to the town centre, turning off the A41 and onto local roads leading to Great Hales Street.

## PROPERTY

Welcome to Rylands House, an enchanting and substantial early 18th-century Georgian residence with origins dating back to 1675. Listed by Historic England as a Grade II property, this unique home is an amalgamation of three properties developed over the last 350 years. Rich in history, it has served as a Post Office, several schools, and a private residence. The name "Rylands House" first appeared in 1864, possibly after Thomas Rylands, a "Gentleman" owner born in 1734.

Occupying a prominent position on Great Hales Street in the heart of Market Drayton, the house stands opposite the church and old Grammar School, enjoying sweeping views across the Tern Valley. Set across four intriguing levels and offering over 4,000 sq ft of elegant living space, the property blends period character with modern comfort. It includes off-street parking for four vehicles and is nestled within a Conservation Area.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1328663



Enter through an elegant front door into the dual-aspect Reception Hall, featuring oak panelling, a statement arch, original fireplace, and access to a cloakroom with shower. The Inner Hall leads to the Formal Dining Room with open fire and original sash windows, and the character-filled Farmhouse Kitchen, complete with an Aga, slate worktops, window seats, and French doors to the garden. Additional rooms include a Utility Room, Larder, Wine Vault, Cellarage, Fuse Box Room, and Boiler Room.

The Galleried Landing gives access to a light-filled Sitting Room with three sash windows and marble fireplace, a Family Bathroom with balcony views, and two bedrooms—one used as an office and another with en-suite shower.

The Principal Bedroom / Artist's Studio is a striking dual-aspect space with panoramic views, ideal as a studio or master suite. A split-level Family Bathroom and further landing lead to two more spacious double bedrooms.







Step outside from the Farmhouse Kitchen to discover a intriguing terraced garden. The top lawn offers a sun-soaked veranda area, perfect for alfresco dining, framed by mature planting and with a water feature. Down steps past the brick out house on to the second level there is a unique stone store, affectionately known as 'The Dungeon', which adds character and functionality, while the lower lawn provides a peaceful, green retreat. Off-Street Parking for four vehicles ensures both practicality and ease of access.

Rich in history, sensitively presented, and offering outstanding flexibility for family life, creative pursuits, or multigenerational living, this unique home is a rare gem in the heart of the historic town of Market Drayton. Viewings are highly recommended to appreciate the scope, charm, and elegance of this exceptional property.



## 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 has the benefit of mains water and electric.

## LOCAL AUTHORITY

Shropshire Council,  
The Shirehall,  
Abbey Foregate,  
Shrewsbury,  
Shropshire.

Tel: 0345 678 9000.

## COUNCIL TAX

Council Tax Band – F

## VIEWING

Strictly by appointment with the selling agent.

Halls Estate Agents Telford.

Tel: 01952 971800

Email: [telford@halls.gb.com](mailto:telford@halls.gb.com)



## 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.

## 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.

## 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.







