



Cronton Hall Hall Lane, Cronton, WA8 5DH
Offers Over £1,000,000

 **STAPLETON
DERBY**

Stapleton Derby proudly presents this magnificent five/six-bedroom detached "Queen Anne" style residence, set within approximately 1 acre of expansive private grounds in the sought-after village of Cronton. Believed to have been rebuilt circa 1740, Cronton Hall is a rare example of timeless architectural elegance blended with modern comfort and Grade II listed Gates and Gate Piers to the front of the residence; the residence is not listed.

Behind its striking symmetrical façade, the property offers spacious, light-filled interiors featuring high ceilings, refined finishes, and versatile living spaces ideal for family life or grand entertaining. Highlights include a welcoming grand foyer, elegant reception rooms, a charming farmhouse kitchen with log burner, and two luxurious bathrooms. Each of the six bedrooms provides an inviting retreat, offering tranquillity and style in equal measure. Set within beautifully landscaped gardens featuring mature trees and lush lawns, the 1-acre grounds offer both privacy and exceptional opportunities for outdoor leisure.

Perfectly positioned for access to local amenities, excellent schools, and transport links, this exceptional property combines period grandeur with contemporary living — a truly unique opportunity to own a piece of history in an exclusive location.

For further details or to arrange a private viewing, please get in touch with the team at Stapleton Derby. We'll be delighted to assist you.









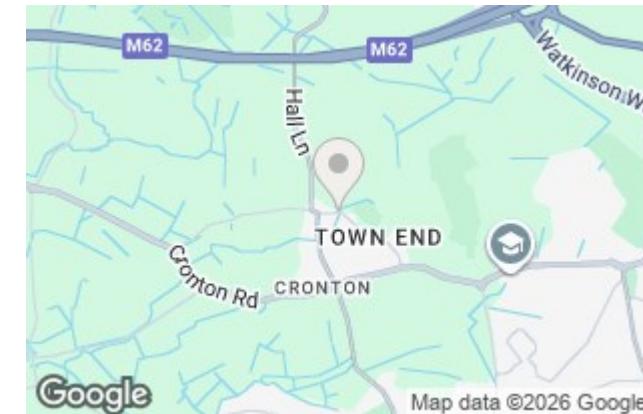
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) | A | |
| (81-91) | B | | (81-91) | B | |
| (69-80) | C | | (69-80) | C | |
| (55-68) | D | | (55-68) | D | |
| (39-54) | E | | (39-54) | E | |
| (21-38) | F | | (21-38) | F | |
| (1-20) | G | | (1-20) | G | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.