



# SHROPSHIRE GATE MANOR

DARK LANE | OLD WOODHOUSES | NR WHITCHURCH | SY13 4EH





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Whitchurch 4 miles | Nantwich 9 miles | Shrewsbury 22 miles | Chester 22 miles

(all mileages are approximate)

## A WONDERFUL 17TH CENTURY FARMHOUSE WITH LAND & EQUESTRIAN FACILITIES ENJOYING VIEWS ACROSS THE SHROPSHIRE / CHESHIRE COUNTRYSIDE

Grade II Listed with a wealth of exposed timbers and period features

Over 4,200 sqft of exceptional & unique living accommodation

Extensive gravelled drive, outbuildings and equestrian facilities

Gardens & land extending to around 9 acres

Rural location convenient for Whitchurch & Nantwich



### Whitchurch Office

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Shropshire, SY13 1DW

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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Shropshire Gate Manor is a wonderful five bedroom home dating back to the 17th Century and once forming part of the Combermere Estate as a Farm. The property is presented to an exceptional standard and has accommodation extending to 4,276ft<sup>2</sup>.

There are large landscaped gardens surrounding the property to just under 1 acre with wonderful views over the surrounding countryside. In addition to this are Equestrian facilities including store barn, 4 bay stable block and 40m x 20m arena. The land extends to just over 8 acres.

## SITUATION

The property is located in a desirable location between the market towns of Whitchurch, approximately 4 miles to the south-west and Nantwich, approximately 9 miles to the north-east, on the Shropshire/Cheshire border, with frontage to a quiet country lane but with easy access to the A525. The county towns of Shrewsbury and Chester are within easy travelling distances together with the A49 and A41 providing good transport links to Cheshire and the West Midlands Conurbation. Crewe railway station is a half an hour drive away and provides frequent trains to London Euston in 1hr 30 mins.

## PROPERTY

The property has been tastefully cared for by the current owners over the past 14 years and it retains many of its original period features. The main entrance door opens into the entrance hall of the Georgian section of the home with its feature quarry tiled floor. There is a living room with bay window hidden sliding doors to the adjacent drawing room. The ground floor also has an inner hall with lobby & W.C. and stair case that ascends from the hall to the 1st floor where there are three double bedrooms, dressing room and store room. The bedrooms to the front have wonderful views and there is a large family bathroom with 1911 enamelled bath.

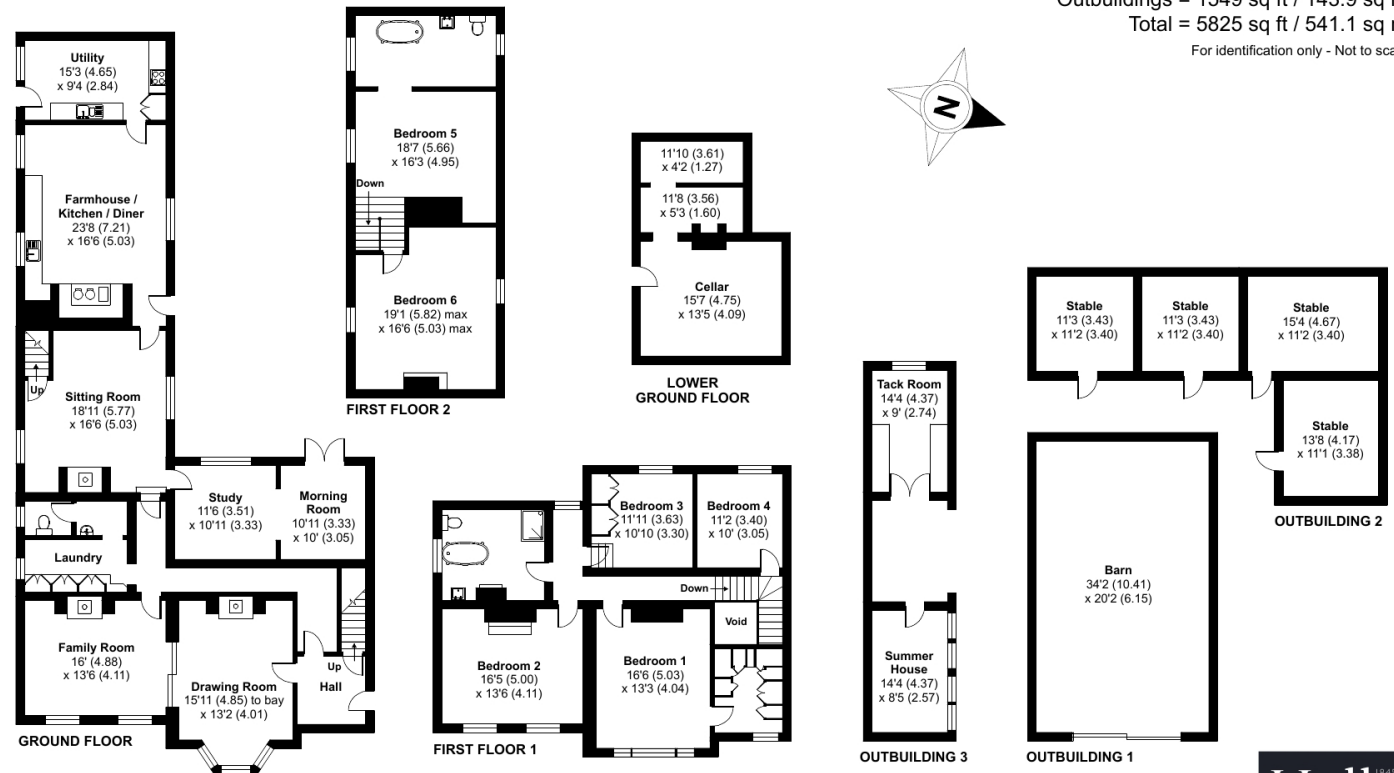
## Shropshire Gate Manor, Old Woodhouses, Broughall, Whitchurch, SY13

Approximate Area = 4276 sq ft / 397.2 sq m

Outbuildings = 1549 sq ft / 143.9 sq m

Total = 5825 sq ft / 541.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Halls. REF: 1243490

From the ground floor of the Georgian section you enter the original 17th Century Timber framed part of the home which has a wealth of exposed timbers, quarry tiled and brick paved floors. This part comprises a sitting room with fire place with log burner, a morning room / office and wonderful open kitchen with AGA. Off this is a large utility / boot room. To the 1st floor of this part of the property are two further double bedrooms and an en suite bathroom.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including SJT in Whitchurch, Ellesmere College, Shrewsbury School, Shrewsbury High School, Prestefelde Prep School, Packwood Haugh, Adcote School for Girls, and Wrekin College.

## GARDENS

Shropshire Gate Manor is accessed through a set of gates off Dark Lane to a large gravelled drive with turning circle. The well stocked and landscaped gardens surround the property and extend to just under 1 acre. To the side of the house is a large lawn with mature beautiful Redwood Pine, a large patio area and detached stable block. There is an enclosed equine path from the stables to the land and adjacent to the path is a chicken coop and run. To the front of the Georgian part is a large orchard with mature fruit trees and wonderful views over towards the arena and paddocks and countryside. The sunsets will be something else! To the rear of the house is a further lawned area with cobbled area, mature plants trees and shrubs. The cellar is accessed from the gardens and the oil fired boiler is located here. The garden also has a wonderful detached outbuilding which comprises a garden room, outdoor dining / kitchen area and store / tack room.

## STORE BARN

From the lane is a separate access to the equestrian facility and a drive that leads down to a large 11m x 6m store barn ideal for machinery, hay and animal feed.

## EQUESTRIAN FACILITIES

There is 8.2 acres of paddocks for grazing that have been split into a number of paddocks and with some field shelters and there is also an excellent 40m x 20m arena / school which you can see from the house. There are plenty of places to go out hacking from the property and the owners have ridden to The Swan Inn at Marbur



## METHOD OF SALE

The property is offered for sale by private treaty.

## SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is to a private system and the heating is provided by an oil fired boiler located in the basement.

## TENURE & POSSESSION

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

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.  
Tel: 0345 678 9000.

## DIRECTIONS

What 3 Words: oxidation.swaps.formal

From Whitchurch drive out of Whitchurch on the Nantwich Rd - A525 for just under 3 miles and turn left just before Nantwich Farm Vets. Follow the lane to the end which is Dark Lane. Turn right and the property is located on the left hand side after about 1/4 of a mile.

## COUNCIL TAX

Council Tax Band – F

## 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.



## RIGHTS OF WAYS & 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.

## 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.

