

**FOR SALE**

Offers in the region of £545,000

Pound House Wollerton, Market Drayton, TF9 3NA

Pound House built in 1873 offers spacious accommodation and gardens to just under an acre. It is situated in the popular and beautiful hamlet of Wollerton. The property briefly comprises entrance hall, large living room, dining room, office, kitchen, utility and cloaks with W.C. To the first floor are four double bedrooms, a reading room / nursery and family bathroom. There is a drive for many cars, detached garage and large landscaped gardens including a productive kitchen garden. Viewing is highly recommended.





- **Spacious Detached Family Home**
- **Entrance Hall, Large Living Room**
- **Dining Room, Kitchen, Pantry**
- **Study, Cloaks with W.C**
- **Four Bedrooms, Family Bathroom**
- **Large Landscaped Gardens**
- **Parking for many Cars, Garage**
- **Semi Rural Location**

LOCATION

The property is situated in the hamlet of Wollerton and is located next to the original pound that gives the property its name. In Hodnet 1 mile away there is a local shop, public house, village school and village hall. There is also a local school bus which drops and picks up outside the house. Hodnet and Wollerton are both well known for the gardens of Hodnet Hall Gardens and Wollerton Old Hall & Gardens. There is excellent road access to the A53 approx 1.5 miles away which is excellent for Shrewsbury, Telford, Newport, Whitchurch and Market Drayton.

Hawkstone Hall and Gardens and Golf Courses are also close by approx 3 miles away and there are the famous follies also located there.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Pound House for sale by private treaty.

Pound House is a substantial detached family home that measures 1,700 sq feet and will require some cosmetic modernisation. The property was originally built in 1873 and has had recent extensions in 1998 and 2003. The accommodation comprises entrance hall, large living room with feature fireplace and exposed beams. There are windows to the front and double doors to the gardens. Off the living room is the office. There is a dining room off the hall which has a window to the front and door through to the kitchen. The kitchen has windows that overlook the rear gardens and a wide range of base and wall mounted units, space for a range style cooker and space for American style fridge freezer. There is an open door way through to a spacious utility room which has plumbing for washing machine, base and wall mounted units, floor mounted boiler and there are windows and door to the rear gardens. Off the utility room is a cloakroom with W.C and wash hand basin.

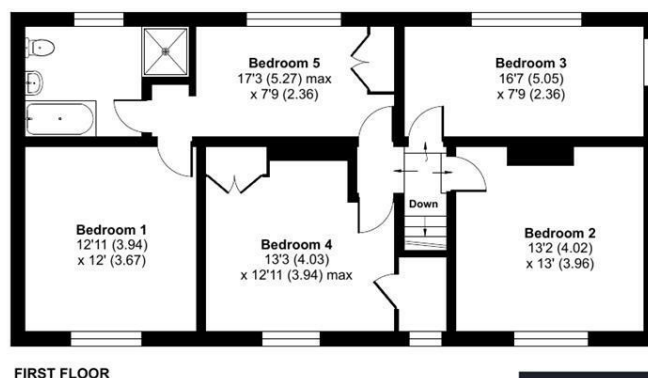
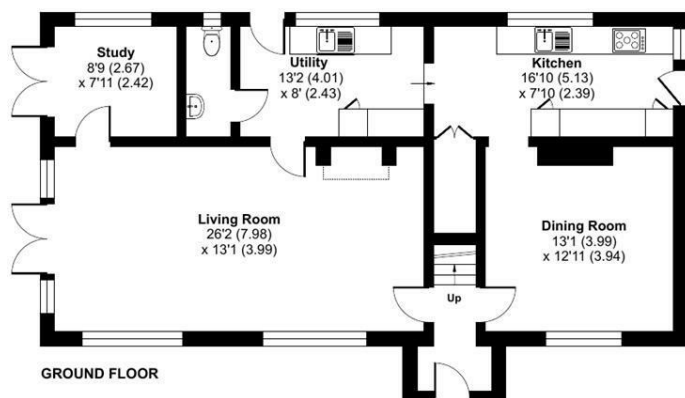
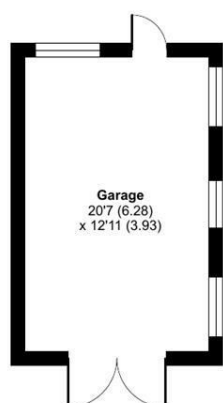
The stairs ascend to the first floor landing. There are four double bedrooms to the first floor all with great views over the gardens or the surrounding countryside. Also off the landing is a useful room that can be used for many purposes but has been used as a reading room with views over the garden. Also to the 1st floor is a spacious family bathroom with a modern white suite comprising panelled bath, shower, low flush W.C and wash hand basin.

The property has UPVC double glazed windows, oil fired central heating and solar panels that were fitted back in 2011. They currently have about 10 years left on the current tariff which has earned them on average approx. £2,000 per year.



Approximate Area = 1878 sq ft / 174.4 sq m
 Garage = 266 sq ft / 24.7 sq m
 Total = 2144 sq ft / 199.1 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). © nixcom 2025. Produced for Halls. REF: 1295137

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



OUTSIDE

The property is accessed from the lane to a drive that is suitable for many cars. There is a brick built garage adjacent to the drive and there is a block paved path that leads up the garden to the front of the house. There is a wrought iron gate and railing from the lane that leads to the front door. There is a private area of garden to the side of the house with seating area. The main area of the garden is to the rear and other side is laid to lawn with flower borders. To the rear of the house is a hot tub and at the top of the garden is a large vegetable garden with beds and two greenhouses. There is a second sitting area where there are raised water features.

ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall
Living Room
Dining Room
Kitchen
Utility
Office
Cloakroom

- First Floor-

Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Reading Room
Bathroom

DIRECTIONS

From the Tern Hill roundabout drive west on the A53 heading towards Shrewsbury. Take the 1st right signposted Hodnet and follow the road for about 1.5 miles and turn left into Mill Road signposted Wollerton. Follow the road passing the village room and follow the road to the junction. The house is located on the corner to the right.

WHAT 3 WORDS

///stores.corrects.plantings

SCHOOLING

The property lies within a convenient proximity to a number of well regarded state and private schools including Hodnet Primary School, Prees CE Primary School, SJT Secondary School in Whitchurch, The Grove School at Market Drayton and Thomas Adams in Wem, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls, Newport Girls High and Haberdashers Adams Grammar School.

ANTI-MONEY LAUNDERING (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.



VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street,
Whitchurch, SY13 1DW

WH1627 150525 (Draft Details)

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'C' on the Shropshire
Council Register.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, SY2 6ND

TENURE - FREEHOLD

We understand that the property is Freehold although
purchasers must make their own enquiries via their
solicitor.

SERVICES

We believe that mains water and electricity are available to
the property. Drainage is to a septic tank and the heating is
via an oil fired boiler to radiators.

FOR SALE

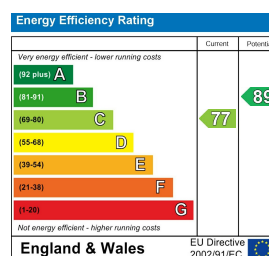
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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