



**FOR SALE**

Offers in the region of £1,300,000

Sandford Hall, Sandford,  
Whitchurch, Shropshire, SY13 2AW

Halls are privileged to present to the market this truly substantial period mansion house, parts of which date back to the early 18th Century. This fine example of a Queen Anne period home has been restored to provide 12 bedrooms, numerous reception rooms, 23 acres including lakes and paddocks and swimming pool, all in a beautiful setting that would be ideal to present as a wedding venue or similar. Viewing is strictly by prior appointment through Halls Whitchurch Office.



Whitchurch 4 miles, Market Drayton 8 miles, Shrewsbury 16 miles, Telford 21 miles, Crewe 23 miles, M54 24 miles, Chester 26 miles, M6 Toll Road 32 miles. All distances are approximate.



- 10 Bed Mansion House
- Grade II Listed
- 2 x One Bed Apartments
- Swimming pool
- 23.4 Acres With Two Lakes
- 10,336 Sq Feet Accommodation

## DESCRIPTION

A magnificent ten bedroom mansion, sitting within grounds of 23 acres or thereabouts. This truly imposing property has been renovated over recent years and this has resulted in spacious accommodation, that marries many period architectural features with the more contemporary modern day fittings.

The accommodation is extensive and is presented over three main floors, and there are also cellar rooms which were formerly the servants quarters.

## HISTORY

The present Sandford Hall is believed to date back to the 1720's, and has undergone a series of extensions over the centuries, which leaves the property in the guise you see it in today, Sitting on twenty three acres of park and farm land, this fine home has been an icon of the area and continues to impress, especially when viewed from the A41 Whitchurch to Wolverhampton Road.

There has been a house on this site for many centuries, with the original Sandfords living in the property for over 800 years before selling the property in the 1930's.

During World War II the Hall was utilised by the RAF as accommodation, and officers from nearby Prees Heath airfield were billeted there.

## LOCATION

Sanford is ideally placed for a number of well respected schools, including The White House in Whitchurch, Packwood Haugh Co-Educational preparatory school and Ellesmere College to name just three. The area is well served with equestrian venues, including Tushingham Arena, which is located at Tushingham House Farm, 3 miles North of Whitchurch just off the A41 to Chester.

Local recreational facilities include the highly regarded Macdonald Hill Valley Hotel, Spa and Golf Course, with a further quality golf course located at nearby Hawkestone. A short drive to Shrewsbury provides a wider range of facilities of all kinds.

## SITUATION

Sandford is situated just 4 miles to the East of Whitchurch and is conveniently placed for the major arterial road networks, with the A41 leading to Chester to the North and the M54 and Wolverhampton to the South. The M54 provides excellent road links to the M6 and the M6 Toll to the east, and North Wales to the West.

A main line railway station can also be found at Whitchurch, which provides regular services to Shrewsbury to the West and Crewe to the North which connects to the West Coast Main line.

Birmingham International Airport is 60 miles distant, Manchester Airport is 65 miles distant, with Liverpool John Lennon Airport being 48 miles distant.

## MEASUREMENTS

### GROUND FLOOR

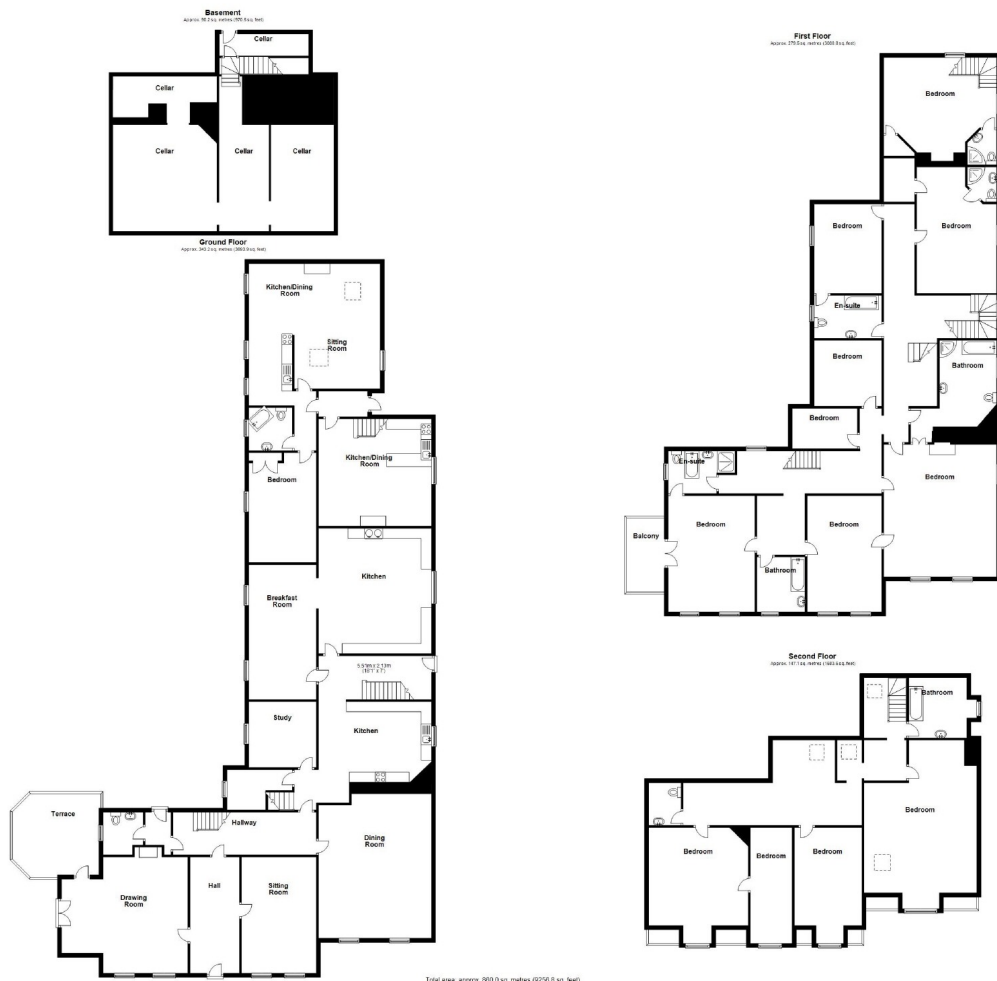
Drawing Room 20'3" x 18'7" (6.17m x 5.66m)  
 Sitting Room 17'3" x 12'0" (5.25m x 3.66m)  
 Dining Room 23'3" x 18'1" (7.09m x 5.51m)  
 Study 10'5" x 10'3" (3.17m x 3.05m)  
 Second Kitchen 19'3" x 12'8" (5.87m x 3.86m)  
 Laundry Room 10'2" x 7'9" (3.10m x 2.36m)  
 Kitchen 19'3" x 20'1" (5.87m x 6.12m)  
 Breakfast Room 17'7" x 10'3" (5.36m x 3.12m)

### FIRST FLOOR

Bedroom 1 23'8" x 18'2" (7.21m x 5.54m)  
 Bedroom 2 17'4" x 12'0" (5.26m x 3.66m)  
 Bedroom 3 17'4" x 16'2" (5.28m x 4.93m)  
 Bedroom 4 13'8" x 7'0" (4.17m x 2.13m)  
 Bedroom 5 16'8" x 10'2" (5.08m x 3.10m)  
 Bedroom 6 12'5" x 11'9" (3.78m x 3.58m)  
 Bedroom 7 17'7" x 13'0" (5.36m x 3.96m)

### SECOND FLOOR

Bedroom 8 18'0" x 16'1" (5.49m x 4.90m)  
 Nursery 18'0" x 8'0" (5.49m x 2.44m)  
 Bedroom 9 18'0" x 12'1" (5.49m x 3.68m)



Total area, approx. 800.0 sq. metres (2256.0 sq. feet)

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.



5 Reception  
Room/s



12 Bedroom/s



4 Bath/Shower  
Room/s



Bedroom 10'2" x 17'5" (6.90m x 5.30m)  
Sitting Area 20'2" x 17'5" (6.15m x 5.31m)

#### FLATS

Flat One

Grnd Floor 18'0" x 17'2" (5.49m x 5.23m)

First Floor 18'0" x 17'2" (5.49m x 5.23m)

Flat Two

Living Area 17'2" x 13'5" (5.23m x 4.09m)

Kitchen 23'1" x 8'5" (7.04m x 2.57m)

Bedroom 17'7" x 10'3" (5.36m x 3.12m)

#### ACCOMMODATION

The property has rather grand accommodation over three floors, and that excludes the cellar rooms.

To the ground floor is a lobby that opens into the entrance hall, a main feature of which is the beautiful fan light above the inner entrance door, doors from this hallway open into the drawing room and the sitting room, a further door opens into the stair hallway, which has a superb staircase to the upper floors.

The stair hallway gives access to the cloakroom and the garden lobby, the dining room, the study, the laundry room, the second kitchen, which in turn leads to the back stairs hallway, and this gives access to the rear gardens, and doors open into the main kitchen and the breakfast room.

To the first floor there is a spacious landing that serves all the principal rooms and has a staircase to the second floor. This landing gives access to the master bedroom suite, which has a bathroom en-suite with Jack & Jill door to the landing, and there are six further bedrooms, two of which are en-suite via Jack & Jill doors, with a further two bathrooms serving the remaining rooms.

The back staircase alights onto the rear landing area and a further staircase leads to the second floor rooms.

The second floor has a landing/sitting area, and this gives access to a lobby that leads to a cloakroom. There are three large bedrooms, one of which has a connecting door to a potential nursery/dressing room, and to complete the accommodation on this floor there is a bathroom.

#### CELLAR ROOMS

The cellar provides a boiler room, and three separate useful/storage areas, a cold store/further storage area.

#### FURTHER ACCOMMODATION

The property benefits from two individual self contained flats that are attached to the main building, and have a shared lobby with separate access doors to each flat. The accommodation is as follows;

#### FLAT ONE

Flat one has the accommodation arranged over two floors and comprises entrance lobby, a sitting room with kitchen area, a first floor bedroom with en-suite shower room.

#### FLAT TWO

Flat two has accommodation arranged over one floor and comprises entrance lobby, sitting room with kitchen area, one bedroom and a shower room.

#### GROUNDS

The Hall is approached via double timber electric gates that open onto a sweeping drive that leads to the impressive gravelled front parking area, and this affords fantastic views across the large lake to the countryside beyond. There are sweeping lawns and a tree lined walkways and a fenced pathway leads to a further Carp filled lake. A driveway to the side leads to a private parking area and from here access is gained to the rear of the property and the flats. A pathway leads to the;

#### REAR GARDEN AREA

Directly to the rear of the Hall is a garden area that comprises a large lawn, with patio area that surround the outside swimming pool. The rear garden is enclosed by a Victorian brick boundary wall.

#### OUTDOOR SWIMMING POOL

The pool is heated, and has a separate pump house with a filtration system.



### **POOLSIDE ROOM/PARTY ROOM**

To the side of the pool is a party room/bar that is a fantastic plus for outdoor entertaining.

### **BIO-MASS HEATING SYSTEM**

The present owners have installed a Bio-Mass heating system, which was supplied under a tariff scheme by Offgen and the contract allows for a considerable saving and indeed gives a return on the heating costs annually. More information on this is available via Halls Whitchurch Office.

### **LAND & PADDOCKS**

The grounds, lakes, areas of woodland and the paddocks total just over 23 acres in all.

### **DIRECTIONS**

Leave Whitchurch and continue to the A41 signposted Wolverhampton. Continue for approximately 3 miles through Higher Heath until you come to Sandford. As you follow the road through the sharp left bend, as you approach the right bend turn left and through the electric timber gates. Follow the drive round to the left and the property will be found in front of you.

### **TENURE**

We understand that the properties are Freehold although purchasers must make their own enquiries via their solicitor.

### **COUNCIL TAX**

The property currently a singular 'Band H' and the amount payable for 2019/20 is £3,558.00. For clarification of these details contact Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND on 0345 6789002.

### **SERVICES**

Mains water and electricity are understood to be connected. Drainage is to a septic tank arrangement None of these services have been tested. Heating is via a Biomass unit, purchased through OffGen, and this can generate a potential return income per annum.

### **VIEWING ARRANGEMENTS**

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at Rightmove & Onthemarket.com WH1114

### **AGENTS NOTES**

We will require evidence of a purchasers ability to proceed before a viewing appointment is booked, or a sale is formally agreed.

The successful purchaser will also be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR which came into force 26th June 2017). Appropriate examples: Passport and /or Photographic Driving Licence and a recent utility bill showing your current address details and proof of residence.

## Sandford Hall, Sandford, Whitchurch, Shropshire, SY13 2AW



**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 Ratings

**Halls**<sup>1845</sup>

**01948 663 230**

**Whitchurch office:**

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E. [whitchurch@hallsgb.com](mailto:whitchurch@hallsgb.com)



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