



The Old Vicarage
Hales | Staffordshire | TF9 2PP

STEP INSIDE

The Old Vicarage

Step into a world of timeless elegance and grandeur at The Old Vicarage, a magnificent property nestled in the tranquil village of Hales. Offering an idyllic lifestyle set amidst the rolling Shropshire countryside, but within reach of fast trains to London Euston and excellent road links to Manchester and Birmingham. This charming 19th-century residence is the perfect retreat for those who cherish heritage, space, and a spectacular setting.

Main House - A Blend of Heritage and Tranquillity

The Old Vicarage boasts an impressive six-bedroom, four-reception room layout spread across two floors. The elegant proportions of this fine Victorian villa, built in 1890, provide an abundance of living space for families and those who enjoy entertaining. Each room is thoughtfully designed with each of the primary rooms arranged to take in the far-reaching views, whilst showcasing the property's original period features such as high ceilings, fireplaces and large windows which flood the home with natural light.

The ground floor opens with an elegant and spacious entrance hall, thoughtfully designed to connect all of the main reception rooms and to set the tone for the rest of the home. The hallway features an original parquet floor, decorative coving, and a double height picture window over the main staircase. The house has an excellent flow for entertaining with the multiple reception rooms all leading off the main entrance hall, these include:

- A sumptuous drawing room with an open fireplace, perfect for evening entertaining or simply for enjoying the panoramic views.
- A formal dining room, ideal for hosting dinner parties, offering beautiful views of the landscaped gardens.
- A large family room with a doorway leading to the garden. The room is fitted with a log burner, providing a peaceful space for reflection and relaxation.
- A garden room with double French doors leading directly to the garden and offering proximity to the tennis court. This room would serve well as a studio or additional entertaining space.
- Two well-proportioned studies which would be perfect for working from home.

At the heart of the home is a re-fitted, contemporary kitchen with traditional Aga, ample storage and kitchen island. The adjacent boot room is very spacious and offers side access, making it a perfect addition for those with animals and anyone who enjoys long countryside walks. Alternatively, the kitchen could be extended into the boot room to suit families who are looking for large, eat-in kitchens.





SELLER INSIGHT

“Nestled in the charming village of Hales, The Old Vicarage has been home to its current owners for an incredible thirty-seven years. This grand late Victorian property, with its elevated position and captivating views, has served as the perfect family home, offering both charm and ample space for generations to enjoy. The owners, who have cherished every moment here, recall their first visit with fondness.

“I have known the house all my life,” says the owner. “But when my wife and I viewed it on a crisp but sunny day in December 1986, we fell in love with the spectacular views and wonderful location in the pretty village of Hales. The fact that it offered plentiful accommodation for a growing family was a bonus, and the outbuildings helped too. The hard tennis court was the icing on the cake.”

Approaching The Old Vicarage feels like entering another world. Tucked behind a substantial holly hedge and set back from a quiet lane, the property offers peace and privacy. The garden, carefully nurtured over the years, surrounds the house with beautiful mature trees, including Cherry, Oak, Yew, Laburnum, and a magnificent Copper Beech, which frames the long gravel drive. To the south, extensive lawns lead to a haha, and the garden opens up to an awe-inspiring view of the Shropshire hills in the distance.

“We never tire of the view and the wildlife the garden attracts,” the owner shares. “We’ve had hedgehogs, woodpeckers, ducks, and a wide variety of birds including hawks, buzzards, and red kites. Our grandchildren adore the pond, which has newts, damselflies, and dragonflies—a little wildlife haven for budding David Attenboroughs!”

The home itself is a beautiful blend of period charm and modern convenience. Its well-proportioned rooms are filled with natural light, courtesy of the house’s south-facing aspect. Delightful Victorian features are found throughout, from the arched sash windows that flood the staircase with afternoon sun, to the Art Deco sinks and taps that the owners have lovingly preserved. The morning room, just off the kitchen, is a cosy retreat with a Clearview wood-burning stove, while the kitchen itself boasts a five-door Aga and was recently modernised to include an island and new French windows in the conservatory.

“Waking up every morning to that unspoilt view over the valley, as the geese fly past at eye level, has been an absolute joy. The sunsets here are spectacular too,” the owner reflects.

Hales is not just a home but a lifestyle. The small, friendly village with its beautiful church is just minutes from Market Drayton, offering weekly markets, great pubs, and local restaurants. With its proximity to the Shropshire Union Canal and excellent transport links to Crewe, Stoke, and Stafford, the location offers convenience alongside its idyllic setting. For families, the area has a number of excellent schools, both local and independent, with Shrewsbury just a short drive away.

For the owners, living here has been a dream. “Hales is a walker’s paradise and a dog lover’s haven,” they explain. “The footpaths are well-marked, and the countryside is perfect for exploring. We’ve always appreciated how accessible everything is, from Wales just thirty minutes away to Scotland in under three hours. And London is just over an hour by train from Stafford.”

As they prepare to pass on The Old Vicarage to its next fortunate owners, the current residents reflect on what they will miss most about this remarkable home.

“What will we miss most? Just about everything,” they say with a smile. “Living here for thirty-seven years has been a privilege and a delight. It has been a wonderful family home. We’ll miss the views, the lovely neighbours, the spacious feel of the house, and the garaging for all our cars. Hales is such a special, peaceful place. We hope the new owners will love it as much as we have.”

The Old Vicarage is not just a house—it’s a sanctuary, a family home filled with memories, and a place that has captured the hearts of all who have had the pleasure of experiencing its charm.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

First Floor – Bedrooms with Character and Views

The first floor features the primary suite, complete with a spacious bedroom, dressing room, en-suite bathroom, and delightful views. In total, there are five double bedrooms, each offering generous storage solutions and the proportions expected of a house from this period. Every room showcases charming original elements, such as Victorian fireplaces. These bedrooms are served by a well-appointed family bathroom and an additional third bathroom for added convenience.

Beyond the main residence, the property offers a wealth of additional amenities tailored to modern lifestyles. A separate building within the grounds houses a spacious home office, complete with an open fire and an attractive fireplace, providing a comfortable and productive workspace entirely detached from the main home. This building also includes versatile space ideal for recreation or perhaps a home gym.







STEP OUTSIDE

Gardens and Grounds – An Oasis of Serenity

Set within circa 1.2 acres of mature grounds, The Old Vicarage offers an enviable lifestyle. The beautifully maintained formal gardens feature established flower beds, manicured lawns and an abundance of mature trees which provide privacy and a sense of peaceful seclusion. The sun terrace is perfect for outdoor entertaining or simply enjoying the tranquil surroundings. While the hard surface tennis court and ha-ha add additional class to this fabulous country residence.

The property also benefits from several outbuildings, including a garage that can house up to 5 cars with significant accommodation above. This would make an ideal annexe for multi-generational living, or could serve as a large office/workshop space.

Location – Rural Charm with City Access

Hales is a charming village located near Market Drayton which offers quick and easy access to Stafford and Crewe Mainline Stations enabling travel to London Euston in just over 1 hour. There are excellent road connections to the M6 in particular, making it easy to reach the bustling cities of Birmingham and Manchester.



The Old Vicarage, with its elegant proportions, historic charm and idyllic rural setting, offers a truly unique opportunity to enjoy the best of country living while still being well-connected to urban conveniences. While some areas of the house do require a level of modernisations there is endless scope to put your own decorative stamp on type of property that rarely comes to market. This property would serve as an ideal family home, or weekend retreat, for those seeking peace, luxury, and space.



INFORMATION

Services and Information:

Mains Electricity and Water
Oil Central Heating
Septic Tank

Superfast Broadband Available; We suggest you check with your provider.

Substantial garaging plus parking for several cars.

Tenure: Freehold | EPC: E | Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01952 780778.

Website

For more information visit <https://www.fineandcountry.co.uk/telford-estate-agents>

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

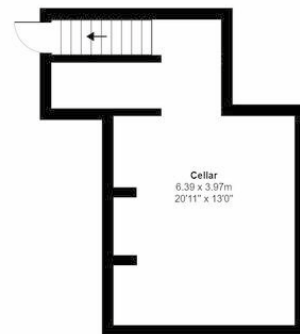




Ground Floor



First Floor



Cellar

All measurements are approximate and for display purposes only

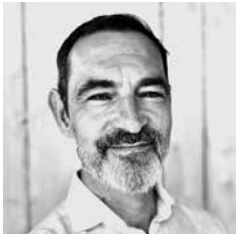


Tenure: Freehold
Council Tax Band: G



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