



SAMUEL WOOD

The Coach House, Hall Drive, Hadnall, Shrewsbury, Shropshire, SY4 4AQ

Offers In The Region Of £850,000



The Coach House, Hall Drive

Hadnall, Shrewsbury, Shropshire, SY4 4AQ



- Peaceful private setting in desirable Hadnall
- Four reception rooms including study
- Four bedrooms, two with en-suites
- Beautiful enclosed walled garden
- Easy access to Shrewsbury and A49 links
- Over 3,200 sq ft of versatile living space
- Farmhouse kitchen with utility/boot room
- Triple garage/workshop and generous driveway
- Charming heritage features throughout
- EPC Rating D

Set along a quiet private drive in the well regarded village of Hadnall, The Coach House is a handsome and substantial home of both architectural charm and exceptional proportions. Extending to over 3,200 square feet, this unique former coach house offers a combination of expansive internal space, heritage character and a glorious garden all tucked discreetly off the A49 North of Shrewsbury. In a market where true family scale homes of this calibre and square footage are increasingly hard to come by, The Coach House represents a rare opportunity to acquire a versatile, four-bedroom residence with four reception rooms, a farmhouse style kitchen, two en-suite bedrooms, and a triple garage.

The layout flows effortlessly for modern family life, with a welcoming entrance hall with cloakroom WC, opening into spacious and flexible reception rooms - ideal for entertaining, multi-generational living or working from home. Each room is thoughtfully appointed and meticulously kept, reflecting years of careful ownership and attention to detail. The proportions throughout are impressive: from the generous sitting room with feature fireplace, to the bright garden room that draws the outside in, every space offers comfort and elegance. The farmhouse kitchen, a natural gathering point, is supported by a practical utility/boot room, perfect for rural living.

Upstairs, the landing sets the tone airy, central, and full of light. Four well balanced bedrooms provide space for both family and guests. The principal suite and guest room each enjoy their own private en-suite, while a spacious family bathroom serves the additional bedrooms.

Heritage & Craftsmanship - Originally constructed as part of a wider estate, The Coach House still reflects its heritage roots, with attractive brickwork, traditional rooflines and a strong sense of place. Its history is apparent in the build quality and attention to proportion but modernised with thoughtful care to meet contemporary needs. It is this blend of old and new that gives the home its unique character.

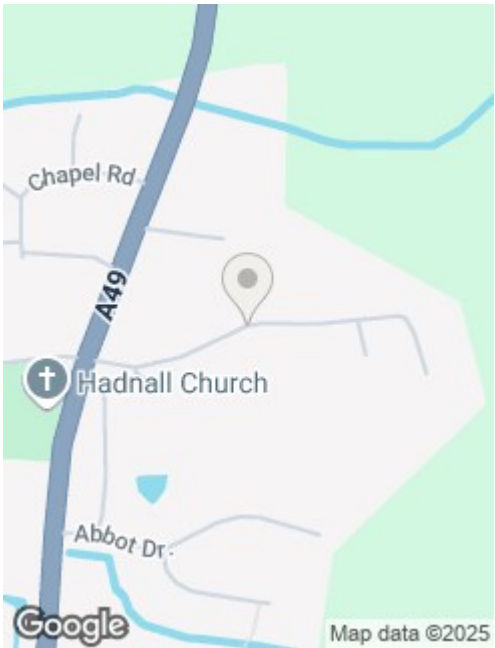
Glorious Outside Space - To the rear, a beautifully enclosed garden offers a peaceful sanctuary, with a level lawn, mature planting - ideal for summer dining or morning coffee. A triple garage provides excellent parking and storage (also suitable for conversion subject to the necessary planning), while the front driveway approach sets a suitably impressive tone.

The Village of Hadnall - Hadnall is one of North Shropshire's most sought-after villages. A picturesque, welcoming community just a few miles from Shrewsbury. With a well regarded primary school, excellent local pub, farm shop and direct road links to the A49 and beyond, it offers the perfect balance of country charm and commuter convenience. The village's proximity to the county town of Shrewsbury, with its independent schools, boutique shops and cultural life, makes it an ideal location for those seeking rural calm without compromise.

A Marvellous Opportunity - Whether upsizing from town or relocating from further afield, The Coach House offers an unmissable chance to secure a statement home in one of Shropshire's most attractive settings. Properties of this size and distinction seldom become available, particularly those which blend so successfully family proportions, elegant reception space, and a strong architectural identity.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: Basic 18 Mbps & Superfast 76 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.



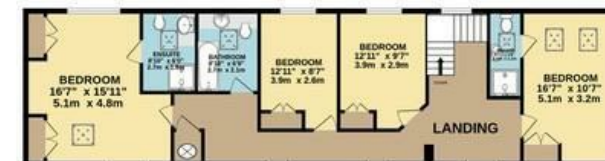


Floor Plans

GROUND FLOOR
2147 sq.ft. (199.5 sq.m.) approx.



1ST FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA: 3214 sq.ft. (298.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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