



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Wilcott Grange, Wilcott, Nesscliffe, Shrewsbury,  
SY4 1BJ**

**Offers In The Region  
Of £825,000**

To view this property please call us on **01743 236 800** Ref: C7537/WM/KQ

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# A unique, superbly appointed, 7 bedroom detached farmhouse and 3 bedroom detached barn conversion.

This fantastic opportunity to purchase this unique, well appointed, 7 bedroom farmhouse and a 3 bedroom barn conversion, providing superb versatile accommodation. Wilcott Grange briefly comprises; entrance porch, entrance hall, living room, lounge/dining room, conservatory, kitchen/breakfast room, cloakroom, rear porch and utility area to the ground floor. Four bedrooms, bathroom and separate wc to the first floor. Three further bedrooms and second bathroom on the second floor.

Shires Lodge briefly comprises; living room, kitchen/dining room and cloakroom to the ground floor and a large landing/office, three bedrooms and bathroom to the first floor. Adjoining workshop.

The properties enjoy neatly kept gardens, ample parking space and three large outbuildings with potential for development/commercial purposes (Subject to any necessary planning consents).

The property occupies a pleasant position in the popular village of Wilcott, Nesscliffe. Nesscliffe enjoys a wonderful community feel and a good range of local amenities including primary school, popular village hall, petrol station/village store and the popular Three Pigeons public house/restaurant, with superb recreational pursuits on your doorstep including the Nesscliffe Hill and The Cliffe.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### HALLWAY

Access to the basement

### LIVING ROOM

23'0" x 13'6" (7.02m x 4.11m)  
Feature fireplace

### LOUNGE / DINING ROOM

23'0" x 16'5" (7.02m x 5.00m)  
Inglenook fireplace

### KITCHEN / BREAKFAST ROOM

17'7" x 19'5" (5.36m x 5.92m)  
Range of matching wall and base units

### CLOAKROOM

### REAR PORCH

### UTILITY AREA

7'5" x 4'2" (2.27m x 1.26m)

### LARGE CONSERVATORY

11'6" x 37'9" (3.51m x 11.51m)  
Windows providing views over the gardens

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING with large airing cupboard.

### BEDROOM 1

13'11" x 18'10" (4.24m x 5.74m)  
Two built in wardrobes and store cupboard

### BEDROOM 2

13'6" x 13'6" (4.12m x 4.11m)

### BEDROOM 3

11'7" x 14'10" (3.52m x 4.53m)

### BEDROOM 4 / STUDY

5'7" x 8'0" (1.69m x 2.43m)

### BATHROOM

Modern suite comprising;  
Corner shower cubicle  
Panelled bath  
Wash hand basin, wc

STAIRCASE continues to the SECOND FLOOR LANDING

### BEDROOM 5

13'3" x 13'6" (4.03m x 4.11m)

### BEDROOM 6

11'5" x 14'10" (3.47m x 4.53m)  
Built in triple wardrobes

### BEDROOM 7

10'10" x 14'10" (3.30m x 4.53m)

### BATHROOM

Panelled bath  
Wash hand basin, wc  
Bidet

## SHIRES LODGE

### LIVING ROOM

16'1" x 19'9" (4.89m x 6.03m)  
Wooden flooring

### KITCHEN / DINING ROOM

16'1" x 18'6" (4.89m x 5.65m)  
Range of matching wall and base units

### SEPARATE WC

Wash hand basin, wc

STAIRCASE rising to:

### LANDING / OFFICE

16'1" x 13'1" (4.89m x 4.00m)

### BEDROOM

16'1" x 12'1" (4.89m x 3.69m)

### BEDROOM

16'1" x 9'11" (4.89m x 3.01m)

### BEDROOM

5'6" x 9'1" (1.67m x 2.77m)

### BATHROOM

Panelled bath  
Shower cubicle  
Wash hand basin, wc

## OUTSIDE THE PROPERTY

### OUTBUILDINGS

There is the added benefit of three large outbuildings which extend to approximately 8500 sqft. They benefit from their own private access down the side/rear of the property. These buildings provide potential for further development/commercial use (subject to any necessary planning consents).

The property is approached through a wooden entrance gate, flanked by stone walling with shrub borders. Large courtyard providing ample parking for at least 10 cars.

There is an area to the rear of the main house laid to lawn with attractive shrubbery beds and borders. This section of the garden is enclosed by mature hedging. There is a vegetable patch and a concrete garden shed.

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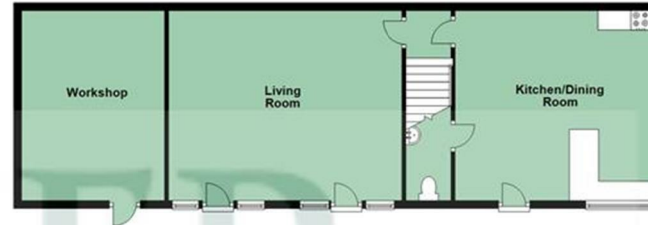
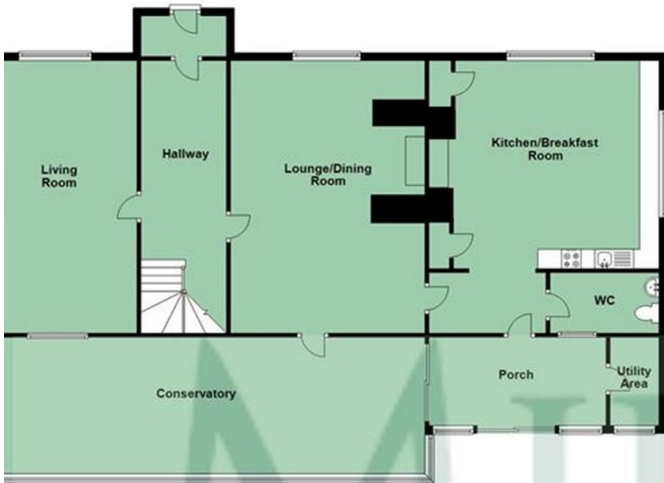
# SHIRES LODGE



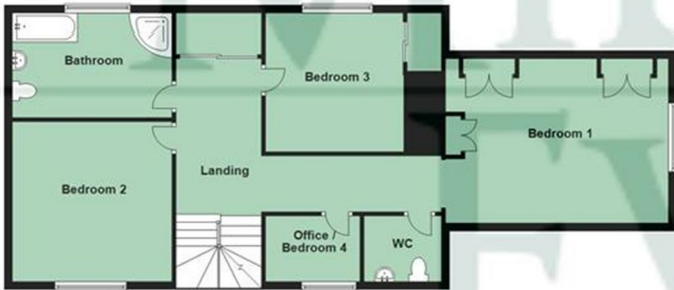


# FLOOR PLANS ...

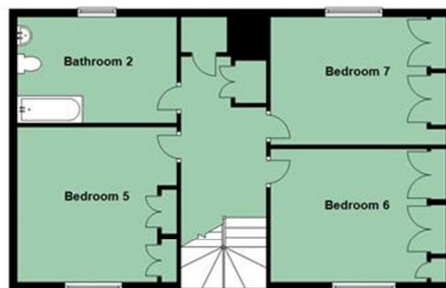
**Ground Floor**  
Approx. 2537.6 sq. feet



**First Floor**  
Approx. 1900.3 sq. feet



**Second Floor**  
Approx. 815.4 sq. feet

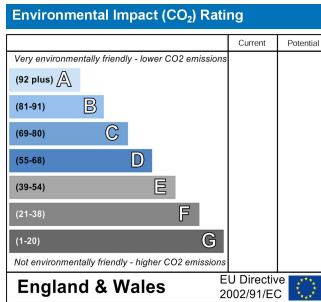
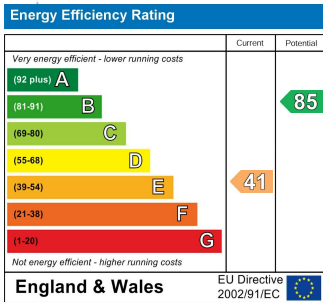


Total area: approx. 5459.3 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanIt3D.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 Holyhead Road and continue to the Felton Butler roundabout. Take the 3rd exit, signposted to Great Ness and Wilcott. Continue for approx. one mile before turning left at the crossroads signposted Wilcott, Pentre and Meverley. Follow this road downhill and over the A5 bridge before turning right at the crossroads signposted Kinton. Follow this road round to the left passing Wilcott Hall and Wilcott House and the property will be found on the left hand side.



## SERVICES

We understand that mains water, electricity and septic tank are connected. Oil fired central heating.

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Wilcott Grange Council Tax Band: G  
Shires Lodge Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

FIND OUR PROPERTIES ON:



## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

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