



RYLANDS HOUSE, 14,
GREAT HALES STREET | MARKET DRAYTON | TF9 1JN





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Telford 22 miles | Oswestry 32 miles | Wrexham 29 miles | Shrewsbury 21 miles | Chester 39 miles
(all mileages are approximate)

Rich in history, beautifully presented, and offering exceptional flexibility, Rylands House is a rare opportunity to own one of Market Drayton's most distinctive homes.

Parking for Four Vehicles
Close to Local Amenities
Prime Location
A Magnificent Home
Total ft² - 4394.00



Telford Office

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Viewing is strictly by appointment with the selling agents

LOCATION

Market Drayton is a historic market town nestled in the north of Shropshire, close to the borders of Staffordshire and Cheshire. Known for its charming mix of Georgian and Tudor architecture, the town offers a rich heritage, weekly street markets, and scenic surroundings along the River Tern. It's well-connected by road to larger towns such as Shrewsbury, Nantwich, and Newcastle-under-Lyme, while still retaining a peaceful, community-focused atmosphere. The town is also famously home to gingerbread-making and Joule's Brewery, adding to its cultural appeal.

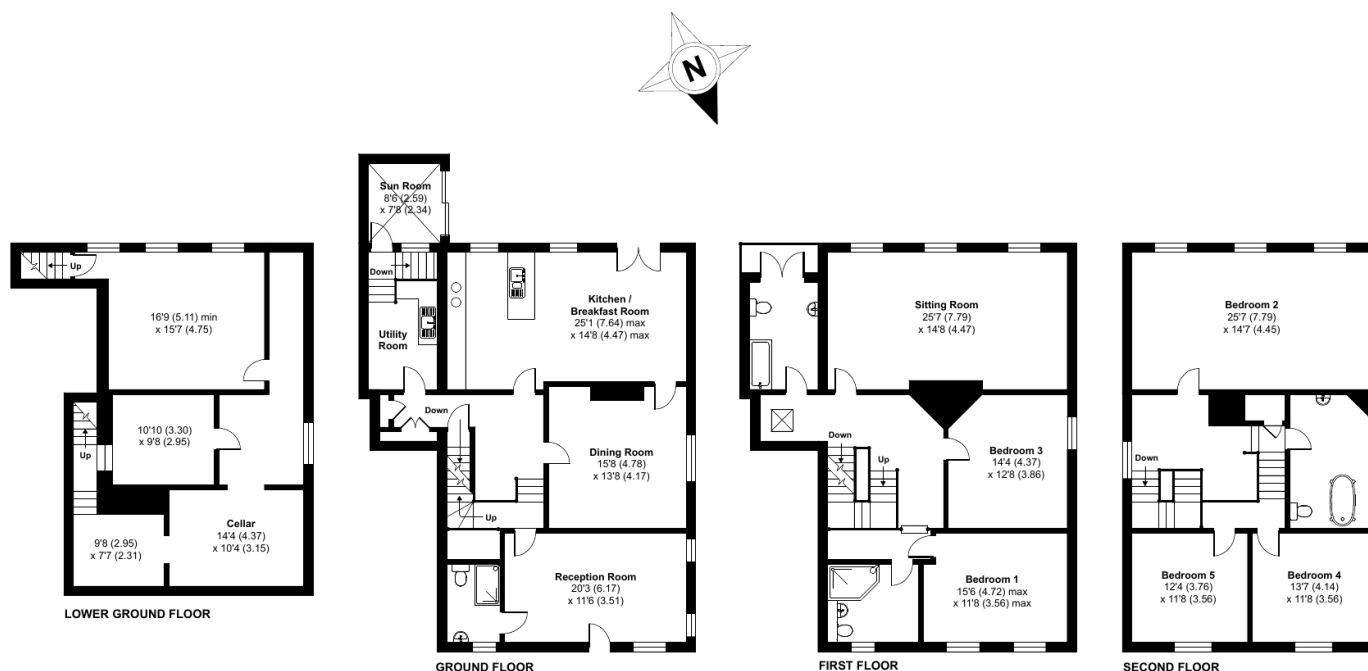
DIRECTIONS

From our office on Market Street, Wellington, head north and join the A518 towards Apley, continuing onto the A442 northbound. Make your way onto the A41 heading north-west towards Market Drayton. Stay on this road until entering Market Drayton. Follow the signs to the town centre, turning off the A41 and onto local roads leading to Great Hales Street.

PROPERTY

Welcome to Rylands House, an exceptional Grade II listed Georgian residence in the heart of Market Drayton. Dating from 1675 as three separate properties, this remarkable home has evolved over more than 350 years into a substantial family residence rich in character and history. Historic England records early 18th-century origins with later Georgian and Victorian alterations, reflected in its fascinating layout and wealth of original features. Rylands House has played many roles throughout its history, including a Post Office, several schools, and a preparatory boarding school. The name first appeared in records in 1864, likely derived from former owner Thomas Rylands.

Occupying a prominent position at the head of Great Hales Street, opposite the church and former Grammar School, the property enjoys elevated views across the picturesque Tern Valley. Arranged over four floors and extending to more than 4,000 sq ft, it combines period



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1328663

elegance with modern practicality. The accommodation includes a welcoming oak-panelled reception hall, formal dining room with open fireplace, farmhouse kitchen with Aga and garden access, utility room, wine vault, cellars, and versatile lower-ground-floor rooms ideal for storage, hobbies, or home working. The first floor features a stunning Georgian sitting room with three sash windows overlooking the valley, two double bedrooms, and a family bathroom with

with panoramic views, an additional bathroom, and two further double bedrooms. Outside, the terraced garden provides multiple seating and entertaining areas, mature planting, a brick outhouse, a unique stone store known as "The Dungeon," and a peaceful lower lawn. Off-street parking for four vehicles adds further convenience. Rylands House is a rare opportunity to own one of Market Drayton's most distinctive homes.





Outside, Rylands House is complemented by a magnificent south-facing terraced garden that unfolds across several levels, creating a private and picturesque setting rarely found within the heart of Market Drayton. Richly planted with a variety of mature trees, shrubs, and established borders, the gardens provide a wonderful sense of seclusion while framing attractive views back towards the house and across the surrounding landscape. A series of terraces and lawns offer a variety of spaces for outdoor entertaining, family enjoyment, and quiet relaxation, with sunny seating areas perfectly positioned to enjoy the peaceful surroundings.

Despite its central location, the grounds feel remarkably private and tranquil, creating an oasis-like environment that enhances the property's historic character. To the side of the house, a gated driveway provides secure off-street parking for up to four vehicles, offering a rare and highly desirable convenience for a property of this age and stature. The combination of extensive mature gardens, versatile outdoor spaces, and private parking makes Rylands House as impressive externally as it is within.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric.

LOCAL AUTHORITY

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

VIEWING

Strictly by appointment with the selling agent.

Halls Estate Agents Telford.

Tel: 01952 971800

Email: telford@hallsgb.com



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



