



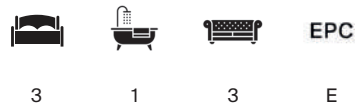
## OLD CROWN HOUSE

Crown Lane, Cressage, Shrewsbury, Shropshire, SY5 6BT



# A GRADE II LISTED COUNTRY HOME

A Grade II listed country home of quality and charm with excellent buildings set in attractive gardens, paddock and woodland of about 2.55 acres.



Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, and drainage. The main house is heated via an oil-fired central heating system. The detached Malthouse is served by an LPG boiler.

What3words: <https://w3w.co/tropic.foot.cowering>

**Guide Price: £850,000**



## OLD CROWN HOUSE, CROWN LANE

A charming Grade II listed house that dates back to the early 17th Century and has been a farmhouse, Inn and now a family home.

The current owners have spent a great amount of time improving the property including replacing the windows with heritage approved double glazing throughout and also obtained planning consent and listed building consent for further extension that will take the property from its 17th century origins into a magnificent 21st century home.









## THE PROPERTY

A well-proportioned home with many original features including exposed timbers and fireplaces. The ground floor has a farmhouse kitchen with Aga, central reception hall / sitting room and a drawing room that overlooks the garden. A boot room, utility and WC are set to the rear and complete the ground floor.

To the first floor are three bedrooms, two with fitted / built in wardrobes, which are set off a large open landing room with a bath / shower room.

Planning and listed building consent was approved (subject to conditions) for the building to the eastern gable for the building of a two-storey extension that would provide a large open plan kitchen family room, with a main bedroom suite of bedroom, dressing room and ensuite above. Listed Building consent ref: 25/03639/LBC and Planning Permission consent ref: 25/03638/FUL.







## THE BARN AND OUTBUILDINGS

Set on the opposite side of the courtyard is a beautiful period barn (assumed curtilage listed) that has had many uses in its time. Currently used as office, storage, workshop, and garaging with some rooms that have provided secondary accommodation on ground and first floor.

There is scope for further conversion, subject to appropriate consents being obtained. Other outbuildings include garages, stables and storage that are used for homing animals that graze the land.

Agents' notes:

1. Old Crown House is Grade II listed - ref 1055284
2. A footpath runs across part of the land as shown on the land plan





## GARDEN AND LAND

There is plenty of parking and turning to the front of the house. The gardens are mature with pathways, lawns, vegetable beds flower beds and orchards opening onto the paddock that lies to the front of the house. A coppice sits on the far boundary with a stream running through.

Overall, the plot extends to approximately 2.55 acres.







## LOCATION

Cressage is a very desirable village between the county town of Shrewsbury and the market town of Much Wenlock. Set within the village, at the end of a long drive, the property occupies a plot of just over two acres with easy access to the surrounding countryside.

The county town of Shrewsbury lies approximately 7 miles to the north-west and offers an excellent range of independent shops, restaurants and schooling, together with a mainline station providing direct services to Birmingham, Manchester and London. The nearby market towns of Much Wenlock and Bridgnorth add further charm and convenience.





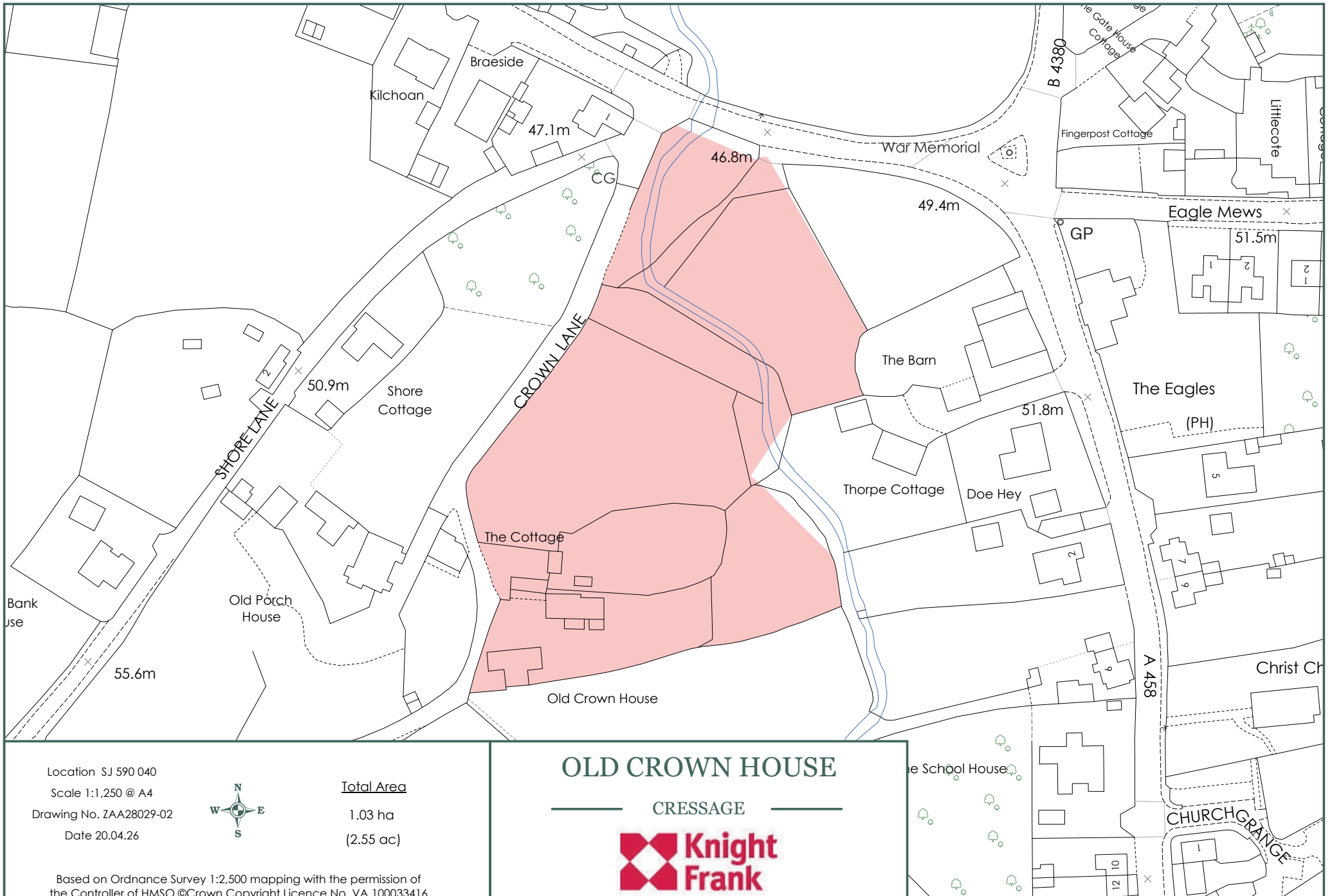
## DIRECTIONS (POSTCODE SY5 6BT)

Leave Shrewsbury heading southeast on the A458 towards Bridgnorth and continue on the A458 for around 6 miles. As you enter Cressage take the turn into Crown Lane on the right before the bend - a small country lane. Continue along the lane where Old Crown House will be found set back from the road on the left

### Distances

Shrewsbury 7 miles, Much Wenlock 6 miles, Bridgnorth 10 miles, Telford 12 miles, Birmingham 45 miles

(Distances and time approximate).



Location SJ 590 040

Scale 1:1,250 @ A4

Drawing No. ZAA28029-02

Date 20.04.26



**Total Area**

1.03 ha

(2.55 ac)

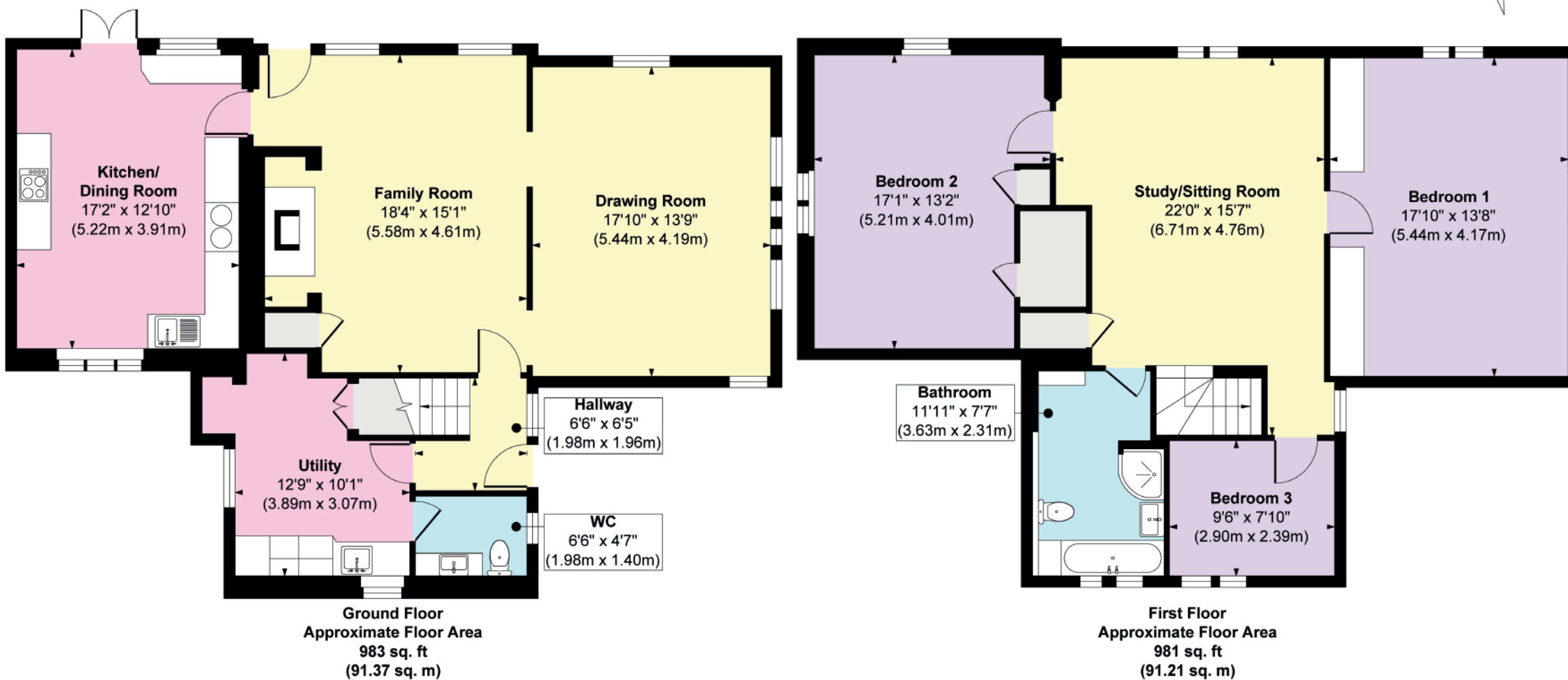
**OLD CROWN HOUSE**

CRESSAGE



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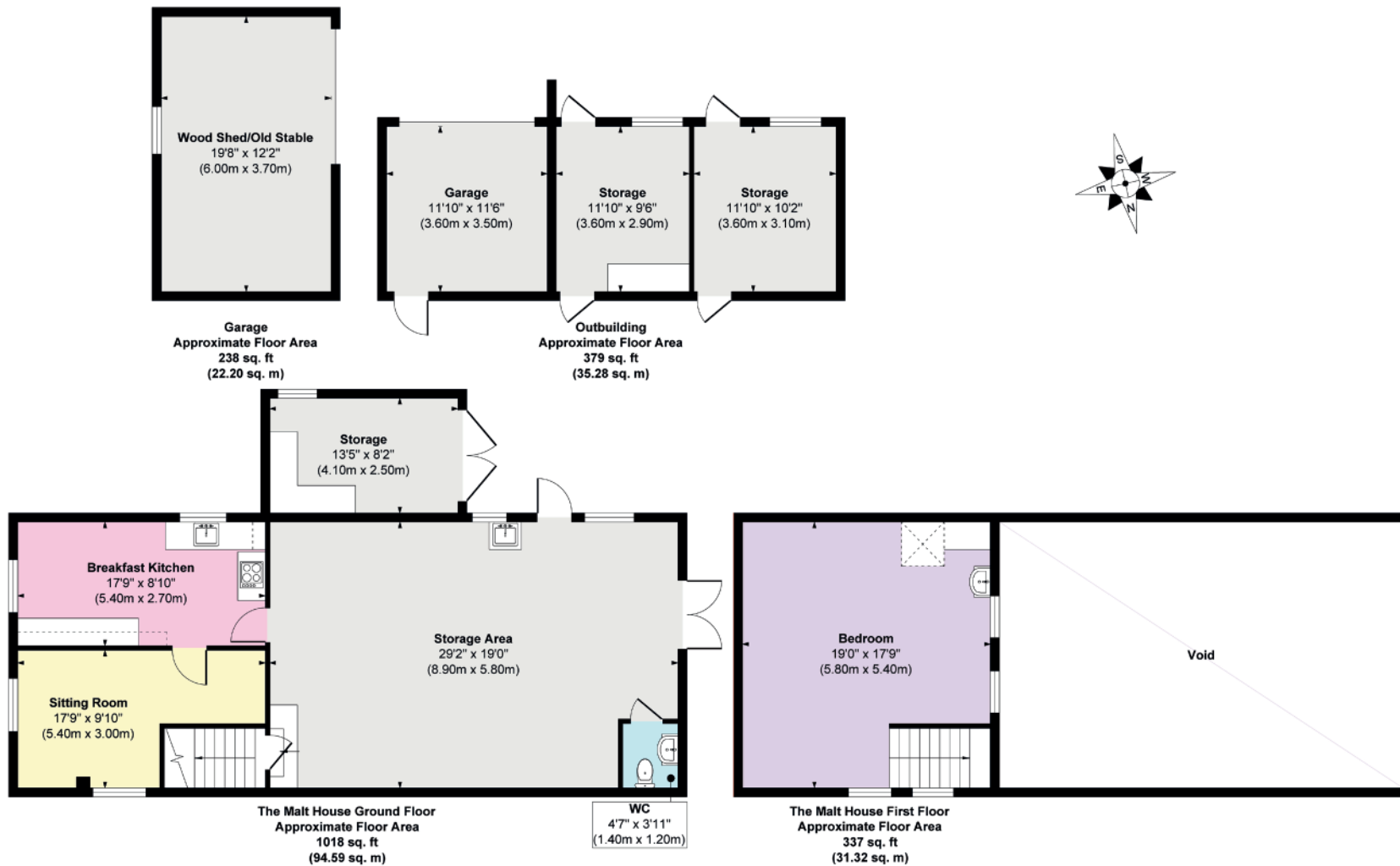
# Old Crown House, Crown Lane, Cressage, SY5 6BT



**Approx. Gross Internal Floor Area**  
**Main House = 1964 sq. ft / 182.58 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
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# Old Crown House, Crown Lane, Cressage, SY5 6BT



**Approx. Gross Internal Floor Area**  
**The Malt House = 1355 sq. ft / 125.91 sq. m (Exclude Void)**  
**Garage = 373 sq. ft / 34.80 sq. m**  
**Outbuildings = 379 sq. ft / 35.28 sq. m**

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We would be delighted  
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