

THE TEDSMORE HALL ESTATE

WEST FELTON | OSWESTRY | SHROPSHIRE



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Oswestry 7 mile | Shrewsbury 13 miles | Wrexham 20 miles
Chester 32 miles | Birmingham 62 miles | London Euston 2 hours 34 minutes
(Distances and time approximate)

A superlative 75 acre country estate centred around an architecturally imposing 16-bedroom residence and complemented by a burgeoning 14-unit hospitality complex and period gatehouse cottage.

15,000+ sq ft, 16-bedroom country residence

Extending, in all, to circa 75 acres

Hospitality complex comprising 14 independent units

Period gatehouse cottage

2 acre Walled Garden and 1.8km Woodland Track

Available as a whole or in lots

VIDEO TOUR



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LOCATION & SITUATION

Tedsmore Hall occupies a commanding elevated position within an idyllic rural setting around 1.5 miles to the east of the village of West Felton, which provides a respectable range of day-to-day amenities, with the nearby thriving market town of Oswestry offering a more comprehensive selection of facilities.

The surrounding county centres of Chester, Wrexham, and Shrewsbury lie to the north and south respectively, with the major cities of Birmingham, Liverpool, and Manchester all positioned within a commutable distance.

Road: Tedsmore Hall is served by a convenient proximity to the A5, which links the property directly to the county town of Shrewsbury whilst connecting it to the wider region.

Rail: Gobowen (8 miles), Shrewsbury (13 miles), Wem (14 miles), Crewe (35 miles).

Air: Liverpool John Lennon (57 miles), Manchester (63 miles), Birmingham International (70 miles).

Schools: The property is conveniently situated for a number of well regarded schools, including West Felton CofE Primary, Packwood Haugh, Oswestry School, Ellesmere College, Moreton Hall, and Adcote School for Girls.

Sporting: A wide range of golf and leisure activities are located close by, with golf at Shrewsbury and Hawkstone, horse racing at Chester, Ludlow and Bangor-on-Dee, shooting at West Midlands Shooting Ground in Hodnet, flying at Sleaf Airfield and a large number of local football and cricket clubs within 10 miles.



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Tedsmore Hall lies at the centre of an elegant rural estate spanning some 75 acres and is situated in an elevated position within the heart of the much noted north Shropshire countryside.

The estate comprises a majestic 16-bedroom grade II listed hall, complemented by mature woodland, a 1.8km cross-country track, walled garden, two-bedroom gatehouse lodge, around 6 acres of pasture/arable land and a burgeoning 14 unit hospitality complex.

Interest is welcomed from those seeking a truly remarkable country residence and from the hospitality sector who may wish to transform the estate into a wonderful rural retreat.



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THE ACCOMMODATION

Tedsmore Hall is a sumptuously appointed 16-Bedroom country residence providing around 15,000 sq ft of lovingly maintained and architecturally significant living accommodation situated across three classically proportioned floors.

Originally dating to 1768, the hall has, over the intervening centuries, evolved to now stand as a particularly impressive home with a ground floor which comprises an array of versatile reception rooms which, whilst boasting dimensions typical of the era, retain a welcoming ambience, allowing the property to exquisitely balance majesty of the setting and arrangement with the needs of everyday living.

The upper floors continue the elegance much in evidence on the ground, with 16 refined bedrooms, some of which are interconnecting, served by 6 bathrooms, with a number being en-suite.

The property is approached via a sweeping driveway which culminates to the fore of the hall, where an expanse of lawn provides sublime views to the west along a tree-lined avenue.

Immediately encompassing the hall are meticulously tended gardens segregated into a number of distinct areas, including a two-acre walled garden, mature arboretum, cobbled yard, and expanses of lawn.

Further to the gardens, the estate enjoys a Grade II listed Ice House and an array of mature woodland, alongside a circa 17 acre parcel of land which has previously been sown with arable crops.

The estate extends, in all, to around 75 acres, with consideration given to smaller divisions upon request and as outlined in blue on the accompanying land plan.







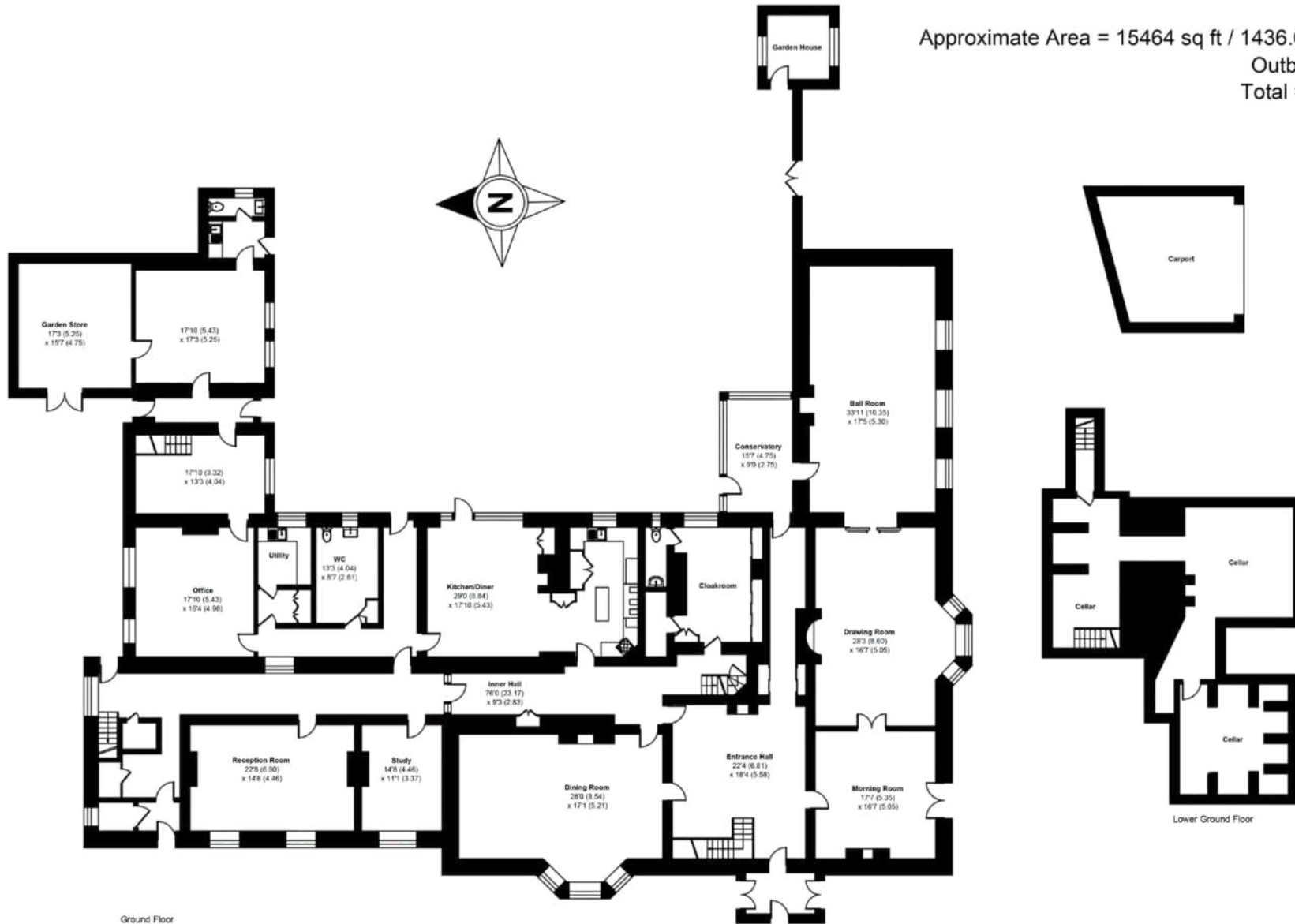
THE TEDSMORE HALL ESTATE

Approximate Area = 15464 sq ft / 1436.6 sq m (Excluding Carport)

Outbuilding = 91 sq ft / 8.4 sq m

Total = 15555 sq ft / 1445.0 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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First Floor



Second Floor

Ground Floor

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FURTHER ACCOMMODATION

Top Lodge - Nestled at the entrance to the Hall is a two-bedroom period gate-house cottage which extends to around 800 sq ft. The lodge is presently let on an assured shorthold tenancy with the occupants wishing to remain in situ, therefore providing purchasers with an immediate passive income.

The Stableyard - Situated a comfortable distance from the Hall and born out of the former stable yard, is a burgeoning hospitality complex comprising 14 self-contained residential units all of which are utilised as holiday lets. Whilst in its infancy, financial projections predict an impressive EBITDA of circa £900,000 p/a, thus offering scope for the Hall to become a select hospitality attraction. 4 of the units benefit from open-market consent, with the remainder restricted to holiday lets.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty and with the benefit of no onward chain.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession of the Hall will be given on completion of the purchase. Top Lodge is offered with tenants in situ.

SERVICES

We understand that the properties have the benefit of the following services:

Tedsmore Hall: Mains water and electricity, private drainage, and an oil fired central heating system.

Top Lodge: Mains water and electricity, private drainage, and an oil fired central heating system.

The Stable Yard: Mains water and electricity, solar, ground source heating, and private drainage mains water and electricity. Drainage is via a private system.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 03456 789000.

COUNCIL TAX BANDS

Tedsmore Hall – H Top Lodge – C The Stable Yard - N/A

EPC

Tedsmore Hall – E Top Lodge – E The Stable Yard - A/B

DIRECTIONS

Leave Shrewsbury to the north-west via the A5, continuing for around 11 miles until reaching Shottaton Crossroads; here, turn right and turn left shortly after onto a quiet county lane. Proceed for a further 2 miles and keep right as the road forks when, shortly after cross Tedsmore Road, the entrance to the Hall is positioned on the right. What3Words ///sparkles.energy.farmed

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS 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 or not.

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 or hedges.

JOINT AGENT

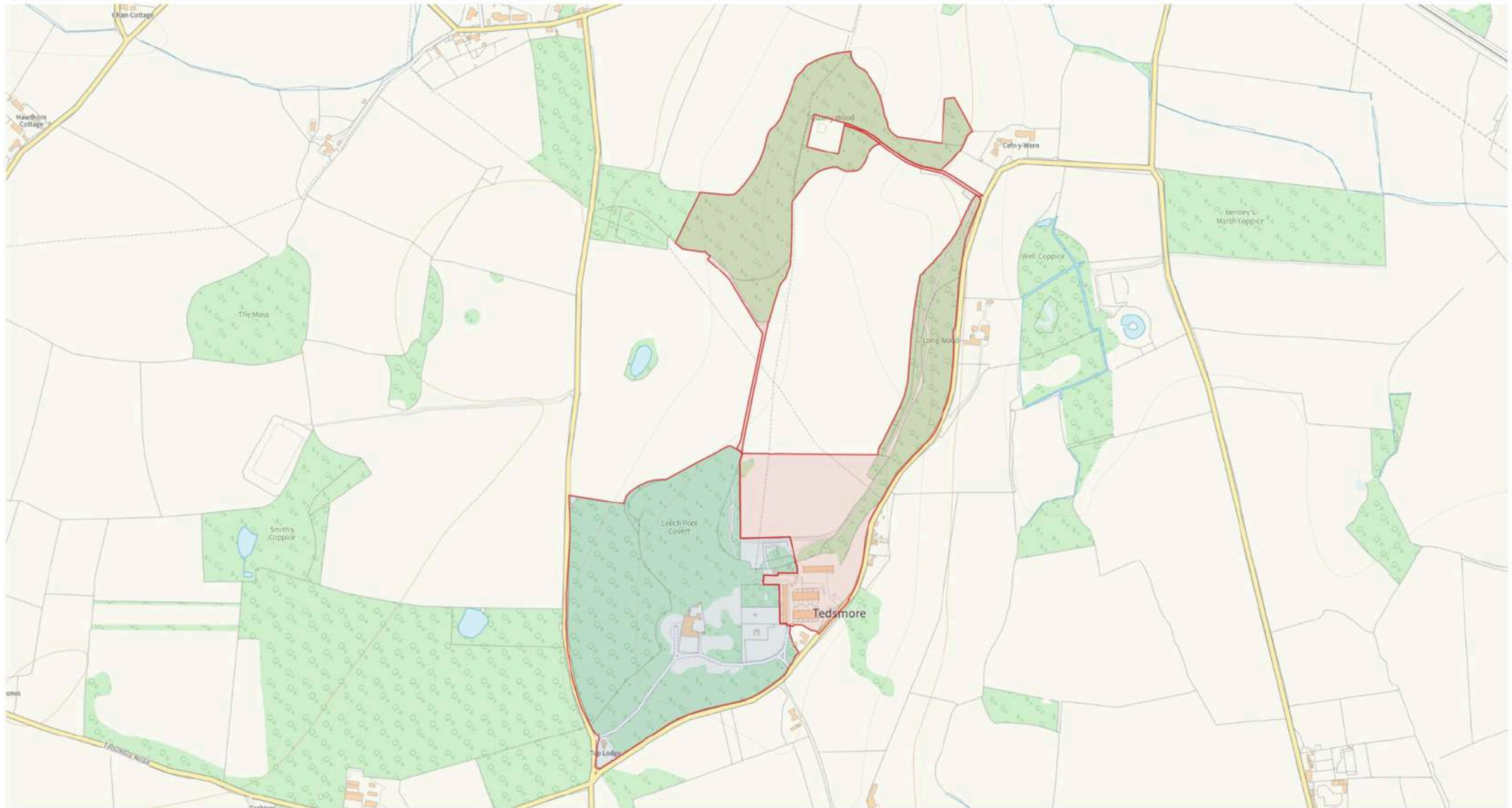
Mr Charles Lawson of Forge Property Consultants Limited.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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