



WOLLERTON OLD HALL, WOLLERTON, MARKET DRAYTON

TF9 3NA



# A WONDERFUL HISTORIC COUNTRY HOUSE

A wonderful historic country house with beautiful gardens and grounds, versatile outbuildings, and an established award winning garden business.



6

3

3

Grade  
II\*  
listed

Local Authority: Shropshire County Council.

Council Tax band: The Hall- Band G. The Cottages- Band B.

Tenure: Freehold

Services: Mains Water and electricity. Oil fired heating. Private drainage via 4 individual septic tanks.

EPC: Main house rating F. Cottages/Offices rating F

**Guide Price: £1,375,000**



## WOLLERTON OLD HALL

Wollerton Old Hall is a beautifully presented country house believed to date back to the mid 1500's. The house has been wonderfully cared for by the current owners who have been custodians of the property since 1983 and have run an established award-winning garden business from it since the mid-eighties.

The property has been sympathetically extended by the current owners, and provides well-balanced accommodation over the ground and first floor. Many of the rooms have beautiful views over the gardens and surrounding countryside.









An impressive central entrance hallway connects all the ground floor rooms, which include a delightful drawing room (forming part of the extension undertaken in 2002), sitting room, panelled dining room and kitchen breakfast room. Each of the three reception rooms have open fires and stunning preserved period features adding to the wonderful character of the house which is shown off throughout. From the kitchen is access to the cellars which are divided into three rooms.

Six bedrooms occupy the first floor, most notable being the principal suite which is found within the extended part of the house, to the south. This room has a large bathroom and walk in wardrobe. The five remaining bedrooms, all beautifully individual in their style, are served by two bathrooms and a W/C.

The house extends to nearly 400 square meters in total.







## GARDENS, GROUNDS AND OUTBUILDINGS

The gardens are simply breathtaking and a tribute to the current owners careful planning and design. In their construction, there was a focus around combining elements of modernity, whilst still adhering to an 'English garden' ethos. The framework of the garden is divided into geometric shapes, with cohesion between one another, providing an excellent flow and feeling of connection.

As you would expect from a successful, award-winning garden, the grounds are planted with a vast array of plants, trees and hedges, providing continual all year-round interest and colour. The garden is laid out into 13 different individual spaces, with mature planted tunnelled and boxed walkways, beautifully stocked beds and borders, climbing roses, areas of woodland, upper and lower rills, shade gardens, and extensive hot garden, and Lime Allee, and a main perennial border. Information on planting and plant collections within the garden can be provided upon request.

Most recent achievement's include the annual Judges Choice garden award at the HHA AGM in November 2025 and also entry in Monty Don's latest publication British Gardens to be published Spring 2026 following his successful TV Series.





The house and gardens are complimented by over 300 square meters of additional buildings as shown within the floorplans. In their current format, these include an operating tearoom (proud to support several local suppliers), with 40 covers, a commercial kitchen, and a range of offices within the detached former cottages adjacent to the hall. These offices/former cottages could serve several alternative uses (subject to planning and consents), if required. The Garden has been open to visitors since the 1990's, usually from Good Friday until the end of September. Currently the public days are Thursday, Friday and Sunday with horticultural group bookings being kept to Monday, Tuesday or Wednesdays. To support this, the Tearoom can provide light lunches and teas and there is a plant propagation unit which feeds special plants from the Garden into the plant sales area. In all, the grounds around the hall extend to approximately 3 acres. Across the road to the West of the hall is a paddock of approximately 1.44 acres in size, available for purchase by separate negotiation. This area of land is currently used as a car park for the garden business.







## LOCATION

Wollerton Old Hall is situated on the fringe of the delightful village of Wollerton, a picturesque Shropshire village surrounded by open countryside. The nearby village of Hodnet offers local amenities including a Post Office, Doctors' surgery and the award winning Bear public house.

The historic County Town of Shrewsbury is approximately 15 miles away and provides a comprehensive range of shopping, leisure and social facilities. There is also an excellent selection of schools in Shrewsbury including Prestfelde, Kingsland Grange, Shrewsbury School, Shrewsbury High School for Girls and Shrewsbury Sixth Form College. Other notable schools with the area include The Old Hall School, Wrekin College and Adams Grammar, Newport.





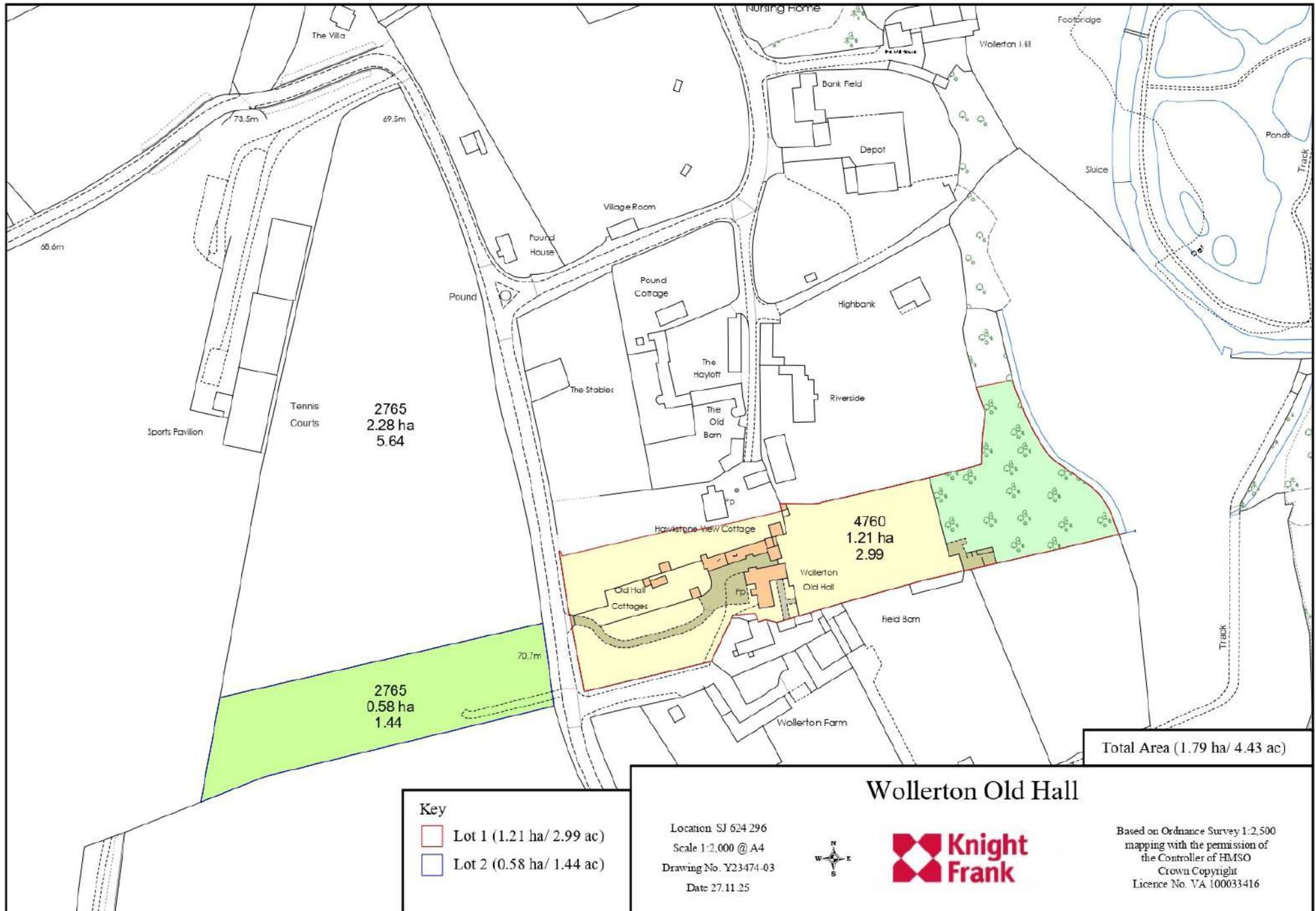
Road links are convenient, with the A41 providing a connection to the M54 which gives access to the West Midlands conurbation and the national motorway network beyond. National train links are available at Stafford and Telford.

Directions (Postcode TF9 3JL)

From Telford, head North on the A442 until reaching the Hodnet bypass roundabout. At this roundabout, take the third exit onto the A53. After approximately one mile, take the left turn signposted Wollerton. Follow this country lane for a short distance and Wollerton Old Hall will be found on your Right hand side.

What3words: exclusive.shunning.warriors





**Key**

- Lot 1 (1.21 ha / 2.99 ac)
- Lot 2 (0.58 ha / 1.44 ac)

**Wollerton Old Hall**

Location SJ 624 296  
 Scale 1:2,000 @ A4  
 Drawing No. Y23474-03  
 Date 27.11.25





**Knight Frank**

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Wollerton Old Hall, Mill Road, Wollerton, Shropshire. TF9 3NA

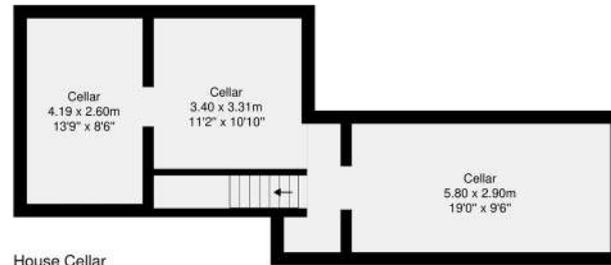
Approximate Gross Internal Area  
House 353 Sq M / 3801 Sq Ft  
Cellar = 45 Sq m / 493 Sq Ft



House Ground Floor



House First Floor



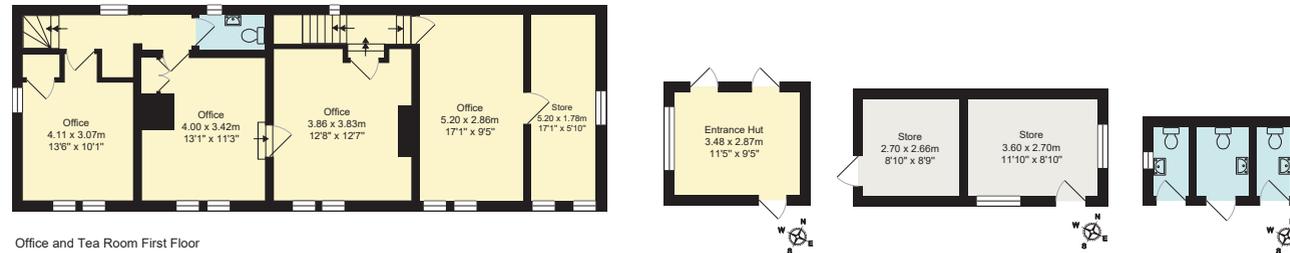
House Cellar

**For Illustrative Purposes Only - Not To Scale**  
The position and size of doors, windows, appliances  
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**Wollerton Old Hall, Mill Road, Wollerton, Shropshire. TF9 3NA**  
 Approximate Gross Internal Area  
 Tea Rooms and Offices 276 Sq M / 2969 Sq Ft  
 Entrance, Store and Toilets = 34 Sq m / 366 Sq Ft



Office and Tea Room Ground Floor



Office and Tea Room First Floor

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We would be delighted  
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