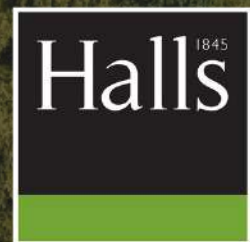




THE HAVEN

LONG LANE | MARCHAMLEY | SHREWSBURY | SY4 5LB





THE HAVEN

LONG LANE | MARCHAMLEY | SHREWSBURY | SY4 5LB

Shrewsbury 12 miles | Oswestry 21 miles | Wrexham 21 miles | Chester 26 miles
(all mileages are approximate)

A INDIVIDUAL ARCHITECT-DESIGNED COUNTRY HOUSE WITH
EXCEPTIONAL POTENTIAL AND PRIVATE MATURE GARDENS.

Features including distinctive curved walls and angular glazing
Fantastic opportunity for modernisation and further enhancement
Flexible accommodation including a ground-floor en-suite bedroom
Three further bedrooms and family bathroom on the first floor
Detached double garage and extensive private driveway



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury take the A53 to Hodnet and on reaching the bypass by the island, take the first left turning through to the centre of the village and at the top of the bank carry straight on signposted Whitchurch. Continue for about a mile to the village of Marchamley and at the sharp right hand bend turn left at the grass triangle, proceed up this lane for about 150 metres and turn first right onto School Lane. Carry on and the property will be seen on the left hand side on the edge of the village.

SITUATION

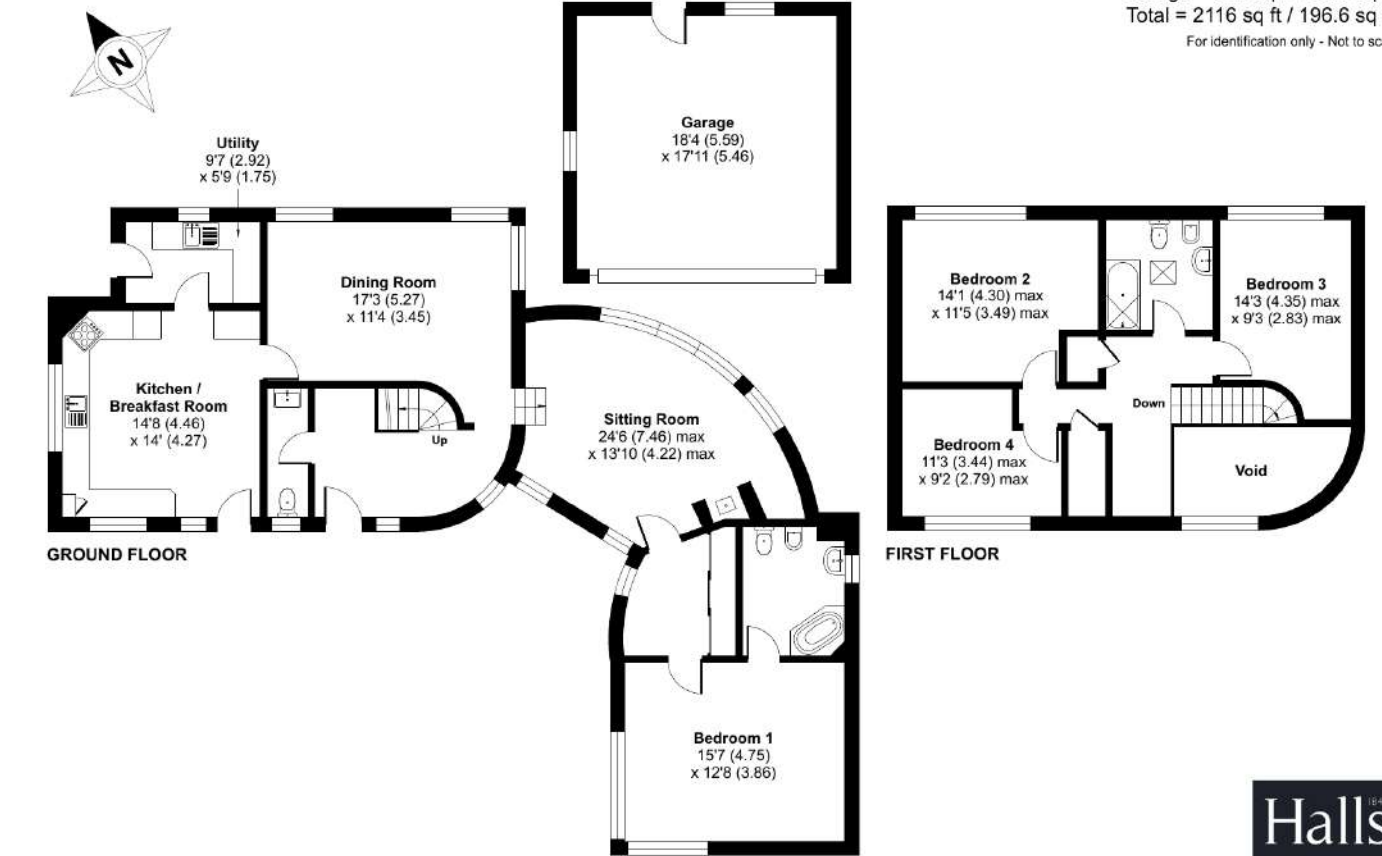
The property is located in the un-spoilt village of Marchamley which is close to Hodnet where there is a local shop, primary school, Post office, Medical Centre with pharmacist, local pub & restaurant. The surrounding area is noted for its lovely open countryside and walks including Hawkstone Follies. A good selection of amenities can be found at Wem, including shops, schools and a rail service, alternatively there is Whitchurch to the north and Shrewsbury to the south.

There is a selection of state and private schooling Adams Grammar Shool and the girls High School in Newport, Wrekin College in Wellington, Ellesmere College, Sir John Talbot's in Whitchurch, Shrewsbury Sixth Form College and Shrewsbury School.

Commuters will find that the property is well placed with access to a number of commercial centres including Telford/M54 motorway and Wolverhampton, Chester or The Potteries.

PROPERTY

The Haven is a highly individual architect-designed family home occupying a secluded position within the sought-after village of Marchamley. Defined by its striking curved walls, angular glazing and unique design features, the property offers generous and versatile accommodation extending to over 2,100 sq ft, together with substantial scope for modernisation and



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1473373



enhancement. Surrounded by beautifully established gardens and enjoying an exceptional degree of privacy, The Haven presents a rare opportunity to create a truly outstanding contemporary home in an attractive rural setting.

The Haven has been thoughtfully designed to maximise natural light and garden views, creating a home that feels both spacious and connected to its surroundings.

A welcoming reception hall leads through to the principal living accommodation, where the architectural character of the property becomes immediately apparent. The impressive sitting room is a particular highlight, featuring a striking curved wall and an expansive picture window overlooking the rear gardens, allowing the landscape to become an integral part of the living space. The room offers excellent proportions for both everyday family life and entertaining.



The adjoining dining room provides a formal entertaining space and enjoys a natural connection to both the sitting room and kitchen. The kitchen/breakfast room offers generous proportions and excellent potential for reconfiguration, creating an exciting opportunity to establish a contemporary open-plan family hub if desired, subject to any necessary consents.

A notable feature of the accommodation is the ground-floor principal bedroom suite, complete with en suite bathroom facilities. This arrangement provides excellent future-proofing, whilst also lending itself perfectly to multigenerational living, dependent relatives or visiting guests.

The first floor provides three further bedrooms, all enjoying attractive views over the surrounding gardens, together with a family bathroom. The layout offers flexibility for family living, guest accommodation or home-working requirements.

Throughout the property there is considerable scope for refurbishment and updating, allowing an incoming purchaser to enhance and personalise the accommodation while capitalising on the property's strong architectural foundations and exceptional setting.

GARDENS

The Haven sits within expansive wrap-around gardens which are undoubtedly one of the property's most appealing features. Mature trees, established hedging and



carefully planted borders combine to create a wonderfully private environment, largely screened from neighbouring properties and the surrounding countryside.

The gardens have evolved over many years into a series of distinct outdoor spaces, each offering its own character and atmosphere. Sweeping lawns extend around the property, interspersed with mature shrubs, specimen trees and secluded seating areas, creating ideal spaces for relaxation, entertaining and family enjoyment.

Immediately adjoining the house are paved terraces positioned to capture different aspects of the sun throughout the day, while the curved architecture of the property creates attractive sheltered areas that blend seamlessly with the surrounding landscape.

To the front, a private driveway provides parking and turning space and leads to the detached double garage, offering excellent storage, workshop potential or future ancillary uses, subject to the necessary consents.

The combination of architectural individuality, mature landscaped grounds and remarkable privacy creates a setting of rare quality, offering significant potential to create a truly exceptional country home.

GENERAL REMARKS

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 mains water, electricity and drainage. Oil fired central heating.



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.



