

TOP HOUSE

NORTHWOOD | SHREWSBURY | SY4 5NN







A substantial four-bedroom detached country home offering scope for modernisation, situated within gardens and land which extend, in all, to around 1 acre and boast an attractive aspect over open countryside, alongside a versatile brick-built outbuilding and ample parking; peacefully situated within a semi-rural location convenient for Ellesmere, Wem, and Whitchurch.

Offers in the region of £500,000





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- **Country House**
- **Over 2,100 sq ft**
- **Land & Gardens ext to approx 1ac**
- **Versatile Outbuilding**
- **Scope for Modernisation**
- **Peaceful Rural Location**

DESCRIPTION

Halls are delighted with instructions to offer Top House in Northwood for sale by private treaty, with the benefit of no onward chain.

A substantial detached country house offering generously proportioned and versatile accommodation with scope for modernisation, extending to approximately 2,137 sq ft. The property combines traditional character, including exposed timbers, with comfortable modern living and features two reception rooms, a particularly spacious kitchen/dining room, study and four bedrooms.

The house stands within gardens and grounds extending in all to circa 1 acre, enjoying an attractive open rural outlook. A useful detached outbuilding provides garaging and substantial storage, extending to approximately 685 sq ft, with ample parking to the fore.

SITUATION

Top House is idyllically positioned on the perimeter of the rural village of Northwood, which nestles amidst a network of quiet country lanes and open countryside, making it ideal for those with equestrian, cycling or rambling interests. Northwood is peacefully situated against a backdrop of open farmland, close to excellent walking on National Nature Reserve Whixall, Moss and along the Prees arm of the Llangollen canal. It is conveniently close to the market town of Wem with its railway station and the lakeland town of Ellesmere, both of which provide a range of day-to-day amenities, including public houses, medical facilities, and supermarkets, with the nearby county centres of Shrewsbury, Wrexham, and Chester easily accessible by car.

SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including Newtown C of E Primary (Outstanding), The Thomas Adams School, Lakelands Academy, Ellesmere College, Packwood Haugh, and Moreton Hall.

DIRECTIONS

Leave Ellesmere via the A495 and, in the village of Welshampton, take a right hand turn onto the B5063 in the direction of Wem. Proceed on this road until reaching Northwood where a left hand turn leads towards Whixall/Prees. Continue for around 0.5 miles and the entrance to the property will be situated on the left.

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THE PROPERTY

The accommodation is arranged over two floors and offers a generous and flexible layout. At the heart of the house is the impressive kitchen/dining room, extending to over 24 ft at its maximum dimension and opening directly onto the rear terrace and gardens.

There are two separate reception rooms, both providing comfortable living space, with exposed ceiling timbers adding character. A separate study, utility room and cloakroom complete the ground floor accommodation and add further practicality.

On the first floor are four bedrooms, including a particularly spacious principal bedroom with adjoining dressing room, together with well-appointed bathroom facilities. The bedrooms enjoy good natural light and pleasant views across the gardens and surrounding countryside.

OUTSIDE

The gardens and grounds extend in all to circa 1 acre and form a particularly attractive setting for the house. They comprise broad areas of lawn, established trees, shrubs and mature boundary hedging, together with a paved terrace adjoining the kitchen/dining room. The grounds enjoy a pleasing sense of space with open views across the surrounding countryside.

A detached outbuilding extends to approximately 685 sq ft and incorporates a garage together with several useful stores, providing excellent ancillary accommodation for vehicles, garden equipment, hobbies or general storage.

SERVICES

The property is served by mains water and electricity. Drainage is to a private system and heating is provided by an oil-fired boiler.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

The property is shown as being within council tax band F on the local authority register.

N.B.

A number of the images used within the marketing are historic and are intended for illustrative purposes only.

VIEWINGS

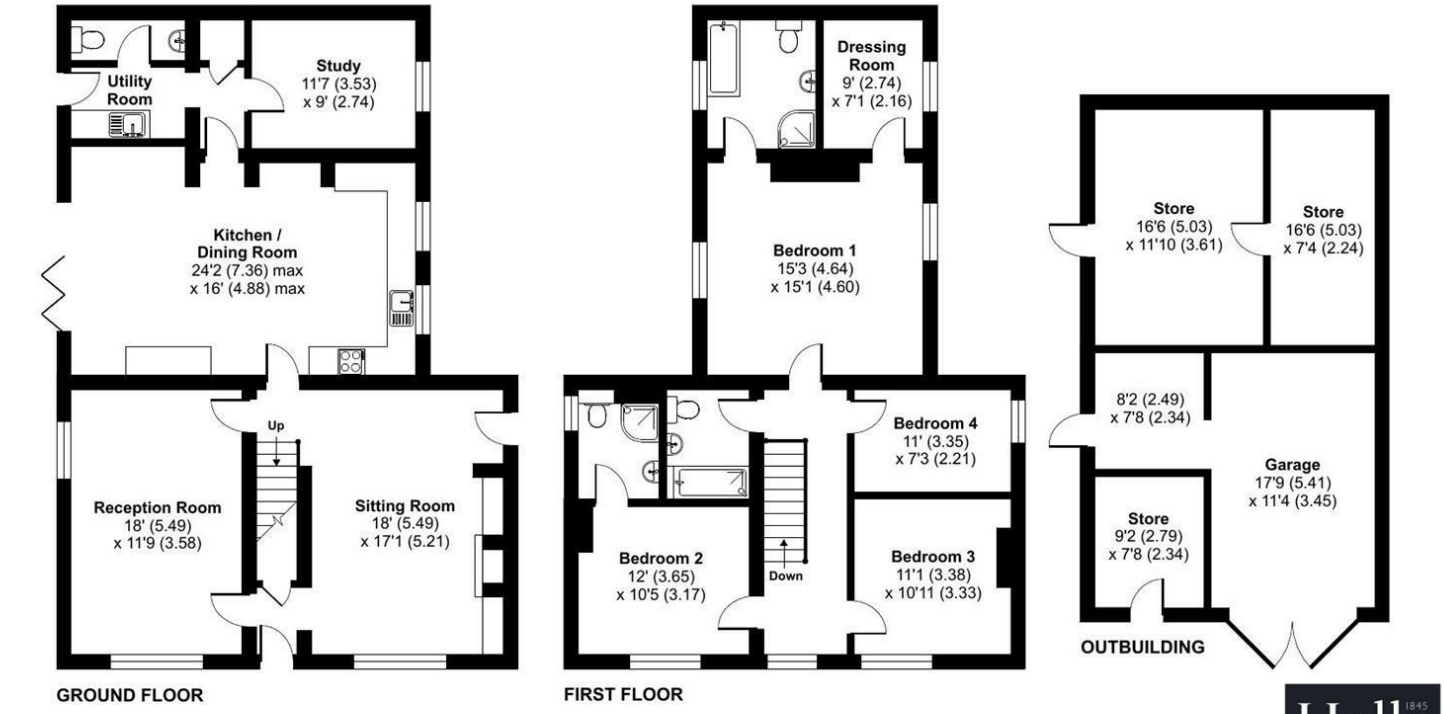
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Anti-Money Laundering

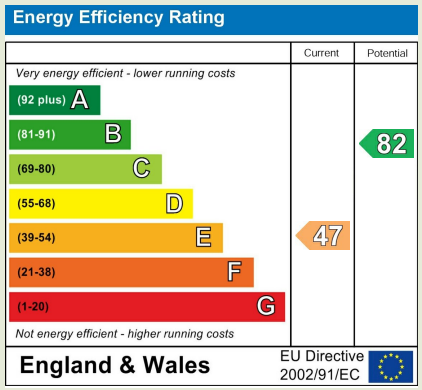
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 2137 sq ft / 198.5 sq m
Outbuilding = 685 sq ft / 63.6 sq m
Total = 2822 sq ft / 262.1 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). ©nichecom 2026. Produced for Halls. REF: 1510088



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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