



SHOOTERS HILL HALL

Shrewsbury, Shropshire



A SUBSTANTIAL, GRADE II LISTED, REGENCY COUNTRY HOUSE SET IN BEAUTIFULLY LANDSCAPED GROUNDS OF 7 ACRES.

Offering an unparalleled family lifestyle, Shooters Hill Hall is situated in an elevated position overlooking its own lake amidst some of Shropshire's most beautiful countryside.

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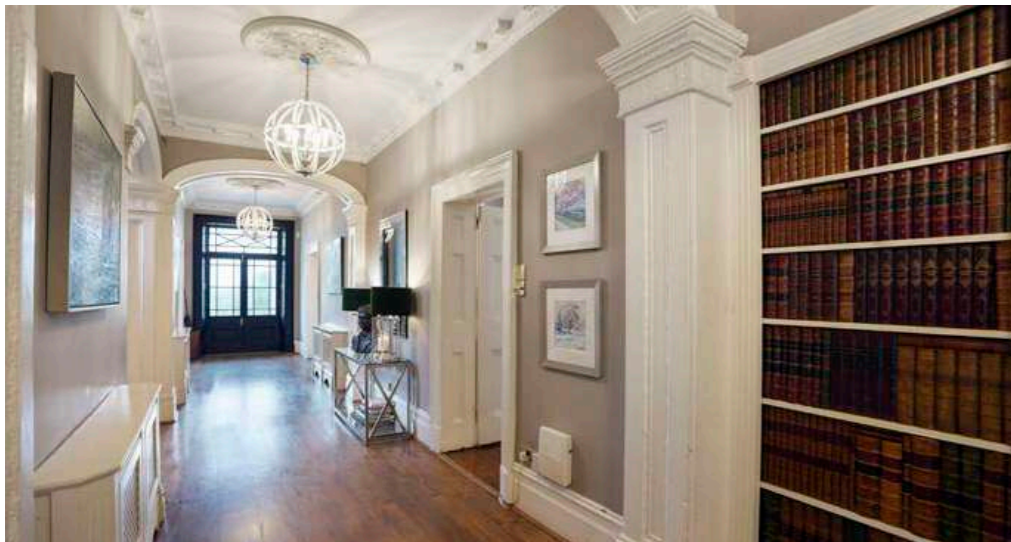
Tenure Freehold

Services : Private drainage. Oil-fired central heating. Mains water Mains electricity. Air Source Heat Pump.

Local Authority & Council Tax Band: Shropshire County Council. Band G

Listed Building Status : Grade II listed entry number 1055419

Easements, Wayleaves and Rights of Way: There is an historic access on the northern boundary.



LOCATION

Close to the county town of Shrewsbury, Shooters Hill Hall is set in beautiful countryside with excellent access to major cities/towns and road links. The bustling town centre of Shrewsbury is just 9 miles away offering a wealth of independent shops, chain stores, cafes, and restaurants, with its train station providing services to London, Birmingham and Manchester. Telford, Wolverhampton, Birmingham and the wider motorway network, are easily accessed via the A5/M54.

Ideally situated for the region's prestigious independent schools including Shrewsbury School, Ellesmere College, Wrekin College, Concord College, Oswestry School, Prestfelde, Packwood Haugh, Shrewsbury High School, and Moreton Hall.

Distances:

Shrewsbury Ring Road 6 miles

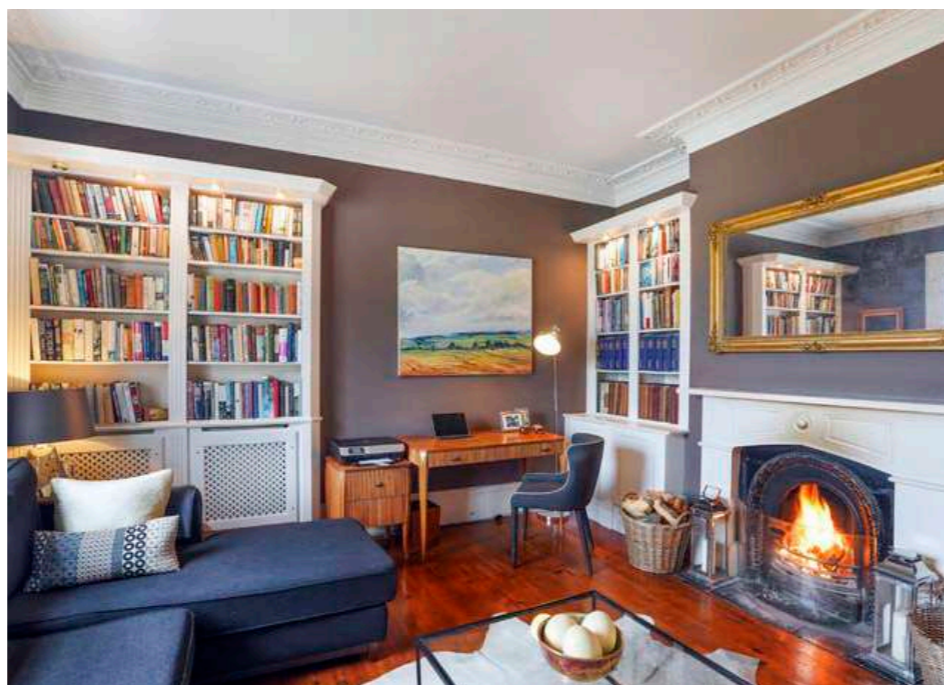
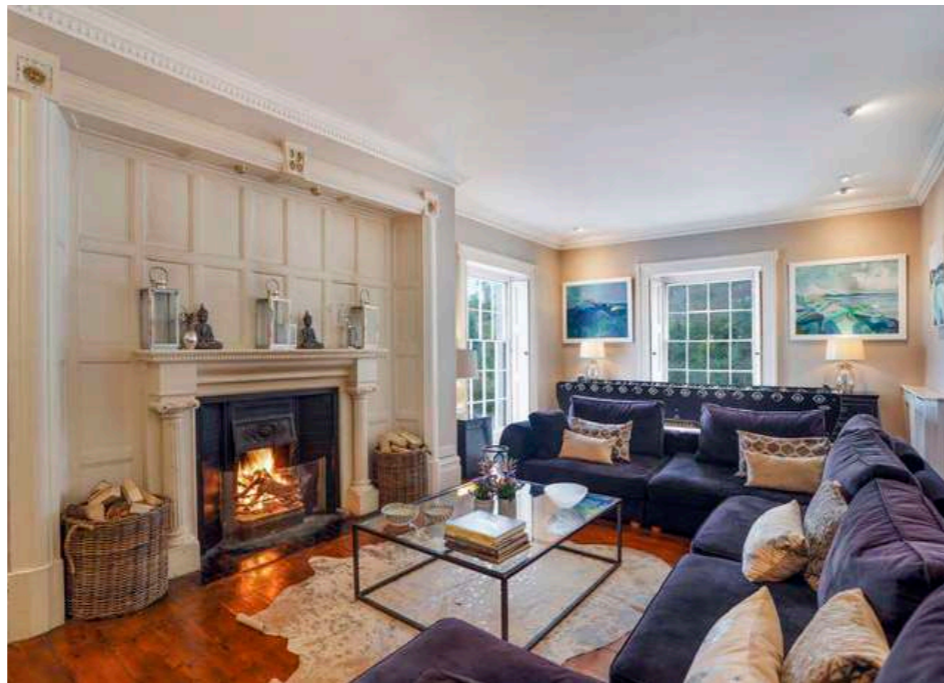
Shrewsbury Centre 9 miles

Stafford 26 miles

Chester 32 miles

Birmingham 54 miles

Manchester 62 miles



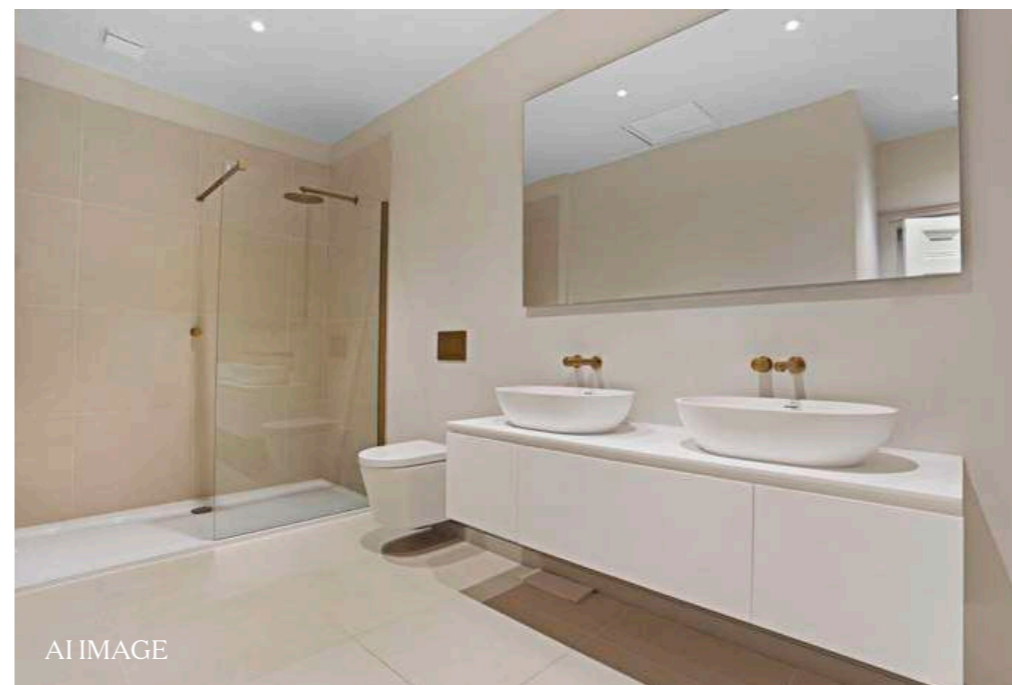
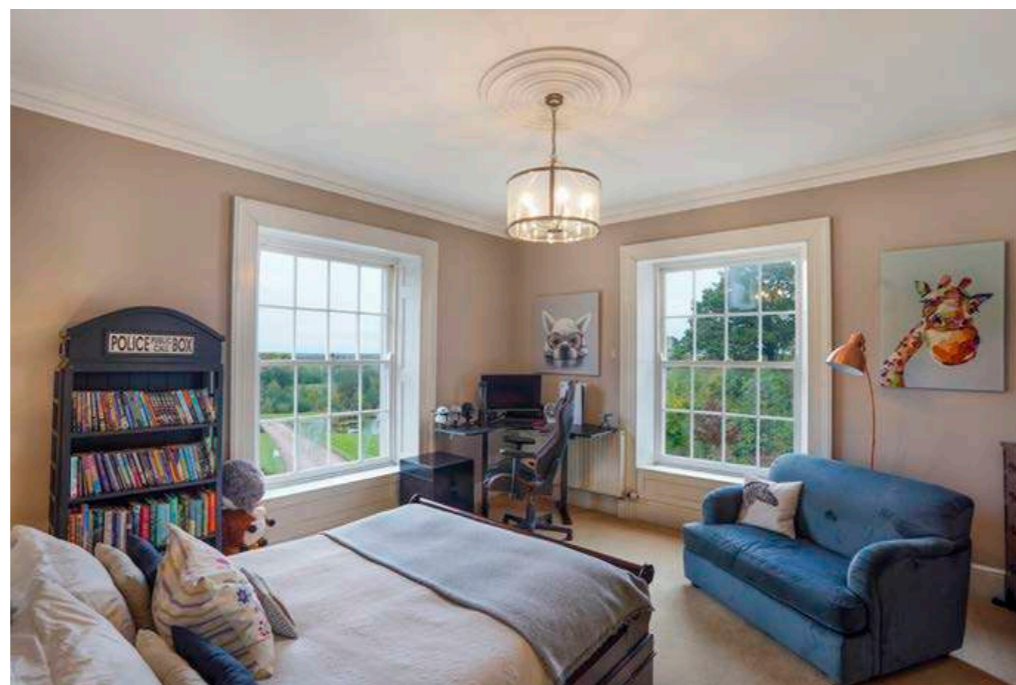
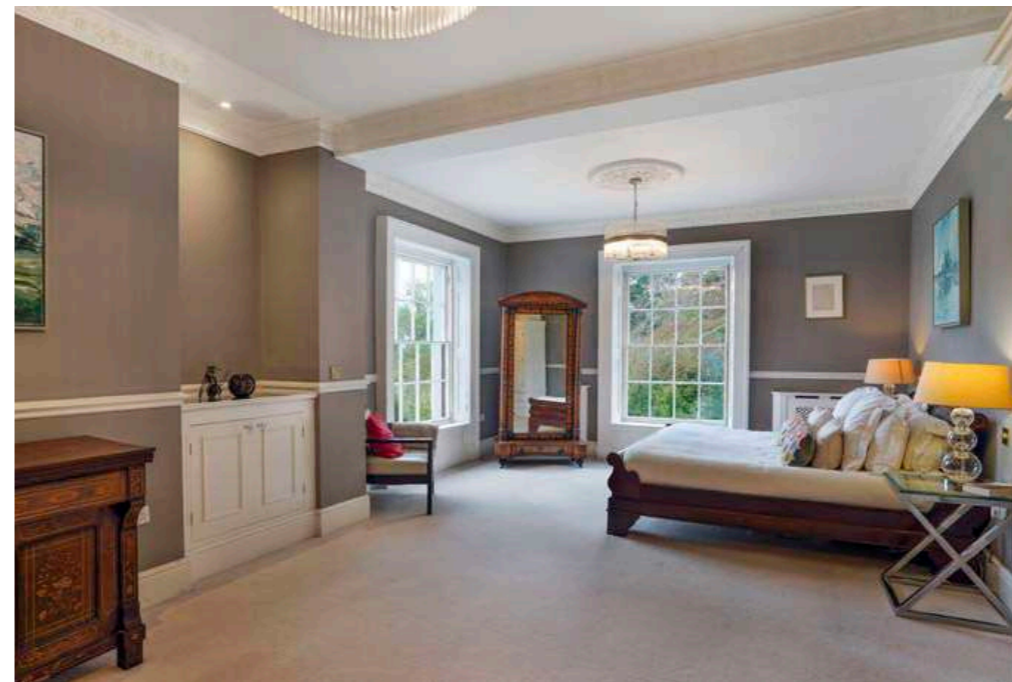
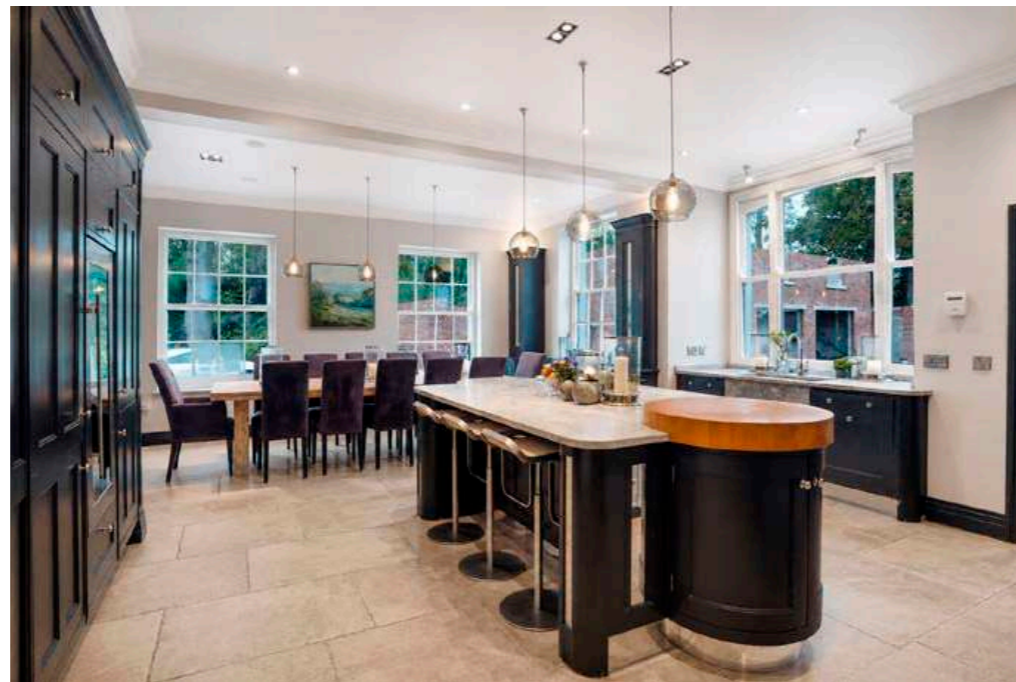
SHOOTERS HILL HALL

A unique country house perfect for entertaining, Shooters Hill blends Regency elegance with contemporary living space offering an exceptional family home in one of Shropshire's most beautiful settings. Built between 1822 and 1830 as a country residence for one of the early partners of Fortnum & Mason it is positioned to take full advantage of far-reaching westerly views towards the Welsh hills, having a remarkable sense of privacy and connection with the landscape. The current owners have undertaken a significant programme of restoration and enhancement which has retained the architectural integrity of the building whilst enhancing and adapting it for the 21st century. In all, Shooters Hill provides over 8500 square feet of exceptional accommodation and outbuildings, set in a magical lakeside landscape with outdoor pool and tennis court.

Shooters Hill Hall offers over 6500 sq ft of elegant reception rooms and family living space. Entered through an Ionic Portico into an imposing hall, the ground floor provides a series of beautifully proportioned reception rooms, reflecting the scale and character expected of a fine Regency home featuring high ceilings, original cornicing, open fireplaces and wrap around views of the lake, pool and gardens.

The principal drawing room sits around an impressive early nineteenth-century fireplace with its original paneled surround, creating a wonderful focal point. A separate study provides an ideal home office or library, whilst a further sitting room offers a quiet retreat away from the principal reception spaces.

The kitchen is one of the highlights of the house. The bespoke hand-painted shaker kitchen is centered around a substantial island with informal seating, whilst at the opposite end of the room there is ample space for a large dining table. An electric Aga, integrated appliances and stone-flagged flooring complete a room that combines character, practicality, and scale, creating a true heart of the home for everyday family life and entertaining. Adjacent to the kitchen is a useful utility room with scope to create a substantial boot room.



A newly created principal reception room provides a remarkable addition to the house. Extending to over 500 square feet and opening onto the terrace through two sets of French doors, it has been designed to create a seamless connection between the house, swimming pool and gardens beyond. The room is ready for the purchaser's final finishes to create the perfect entertaining and family space.

The elegant staircase rises to the first floor which provides versatile bedroom accommodation. The current principal bedroom enjoys views across the grounds over the lake and to the Welsh hills beyond and is complemented by a beautifully appointed new en-suite featuring Lusso fittings and a striking two-meter walk-in shower. Two further well-proportioned double bedrooms are served by a beautifully fitted family bathroom incorporating both a Lusso bath and separate shower.

A new first-floor suite occupies a wonderful position overlooking the swimming pool and gardens. Prepared for completion, the room presents an exciting opportunity to create a exceptional principal suite, with ample space for a dressing room or sitting area and luxurious en-suite facilities, to a purchaser's requirements.

A separate staircase, discreetly concealed behind a hidden door from the main hallway, leads to an additional bedroom suite with its own newly completed en-suite facilities. Offering excellent privacy within the principal accommodation, it is ideally suited to guests, older children, or live-in support.

In addition, the adjoining cottage wing provides two further bedrooms, each with en-suite facilities and independent living space. Offering a high degree of separation from the main house, it is ideally suited to, guests or multigenerational living.

AI IMAGE



OUTBUILDINGS, GARDENS & GROUNDS.

Shooters Hill Hall is approached through bespoke wrought-iron entrance gates and along a sweeping driveway which crosses the lake over a contemporary bridge, before arriving at the house and courtyard. Set within beautifully maintained grounds of over 7 acres, Shooters Hill enjoys a wonderful balance of formal gardens, open lawns and mature planting, creating a setting that is both private and picturesque.

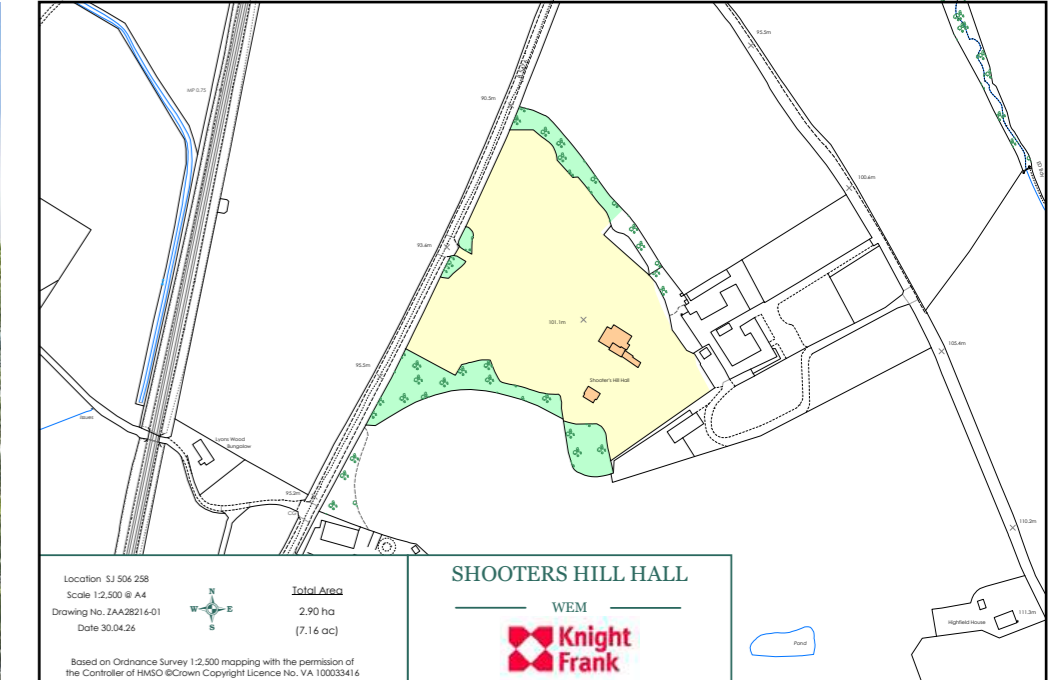
The ornamental lake forms a central feature of the grounds. Beautifully restored original Regency gates lead from the terraces surrounding the house to the lawns and lakeside walks beyond, allowing easy access from the house to the water's edge. A striking water sculpture by renowned sculptor Giles Rayner appears to float in the centre of the lake, creating an impressive focal point. Indigenous planting and extensive landscaping have enhanced both the beauty and biodiversity of the estate, with trees, shrubs and hedging plants introduced throughout the grounds, including cherry, oak, lime, rowan, hornbeam, birch and beech.

Broad lawns sweep away from the rear and side of the house towards the lake and surrounding countryside and frame a heated swimming pool with steel fountains. Adjacent to the pool a newly constructed pavilion is ready for purchaser's finishes, offering excellent potential for leisure, changing and entertaining. Above this is an artificial grass tennis court.

The newly built courtyard complements the architectural symmetry of the original Regency design and will provide 7 bay garaging together with highly versatile ancillary accommodation above. The space offers potential to include a gymnasium, home office, studio, further guest accommodation, or independent living, subject to a purchaser's requirements.

Further features include a recently constructed Victorian-style greenhouse and raised brick-bed kitchen garden with a private water system incorporating a borehole and distribution network serving the wider estate. Extensive fruit tree planting has also been undertaken, including apples, pears, quinces, plums, and white mulberries. The developing orchard will continue to mature and enhance the setting for years to come.

There is a Borehole in the Garden which feeds the irrigation.



DIRECTIONS (SY4 5PP)

From Shrewsbury take the A528 north towards Harmer Hill. At Harmer Hill bear right onto the B5476/ Shrewsbury Road heading towards Wem. After about a mile Shooters Hill Hall can be found on the right-hand side.

What3words: ///fashion.zones.assembles





Approximate Gross Internal Area = xxx sq m / xxxx sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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