

# HIGH HATTON FARM

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HIGH HATTON | SHAWBURY | SHREWSBURY



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HIGH HATTON | SHAWBURY | SHREWSBURY | SHROPSHIRE | SY4 4EZ

Hodnet 4 miles | Shawbury 4.3 miles | Shrewsbury 12.6 miles  
Telford 13.9 miles | Birmingham Airport 51 miles | London Euston 2hrs 24min  
(Distances and time approximate)

A beautiful country home finished to an exacting  
standard throughout, offering a fantastic living environment and  
stunning gardens in this lovely rural location

A truly exceptional period country home  
Superb level of craftsmanship throughout  
Beautifully appointed and full of character  
Impressive garaging, outbuildings and feature studio  
Free flowing lawns with abundantly stocked herbaceous borders  
Set in all approximately 1 acre

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## LOCATION & SITUATION

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Set within the peaceful hamlet of High Hatton and surrounded by rolling Shropshire countryside, the property enjoys a wonderfully rural setting whilst remaining highly accessible. The nearby village of Hodnet, approximately 4 miles away, provides an excellent range of everyday amenities including a well-regarded primary school, village store with Post Office, doctors' surgery and church. Further and more extensive facilities can be found in the market towns of Wem and Shrewsbury.

**Road:** The A5/M54 provides access to Telford, Birmingham, The Potteries and the Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

**Rail:** Shrewsbury railway station offers direct rail services to London, Birmingham and Chester.

**Air:** Birmingham Airport 55–60 miles, Manchester Airport 50–55 miles, Liverpool John Lennon Airport 55–60 miles.

**Schools:** There are a selection of excellent state schools including the Thomas Adam's School, Haberdashers Adam's School and Charlton, together with private Wrekin College, Shrewsbury School and Ellesmere College.

**Sporting:** A wide range of leisure activities are available with golf at Shrewsbury and Hawkstone, shooting at West Midland Shooting Ground and many local cricket clubs.



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Believed in part to date back to the mid-1700s, High Hatton Farm is an exceptional country house that effortlessly combines historic charm with refined modern living. Rich in period character and showcasing an outstanding level of craftsmanship throughout, this remarkable home offers beautifully proportioned accommodation, exquisite bespoke detailing, and stunning mature gardens extending to approximately one acre. From the moment you arrive, the property's enduring appeal is unmistakable. Outside, wooden gates open onto an extensive gravelled driveway providing ample parking and access to a large garage with electric door.





## THE ACCOMMODATION

The ground floor provides a wonderfully flexible living environment, perfectly suited to both elegant entertaining and relaxed family life. The charming drawing room features a striking brick fireplace with a clear-view log burning stove, creating a welcoming and atmospheric retreat. A formal dining room/family room offers further period appeal with its magnificent inglenook fireplace housing an Aga log burner.

At the heart of the home lies a spectacular open-plan living, dining, and kitchen space, thoughtfully designed to combine practicality with exceptional style. Bespoke solid oak cabinetry is complemented by quality finishes

and an electric four oven Aga, while glazed doors open directly onto the front gardens, seamlessly connecting indoor and outdoor living. A Coalbrookdale log burner enhances the dining area, adding warmth and character to this outstanding family space.

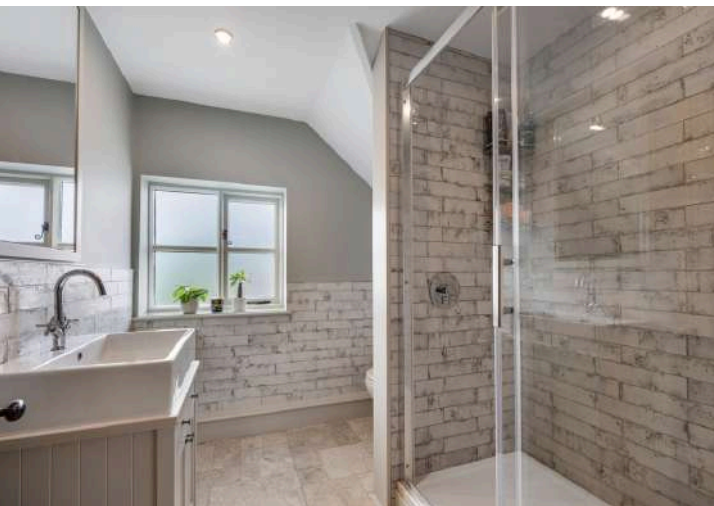
A large and highly practical back kitchen/utility room provides additional fitted units with solid wood worktops, a twin bowl sink unit, and a secondary staircase rising to the first floor. Further ground floor accommodation includes a delightful garden room with log burner and French doors opening onto a sun terrace and the beautiful gardens beyond, together with a well-

appointed boot room offering excellent storage and a guest WC. A useful single-chamber cellar completes the ground floor.

The first floor continues to impress, centred around a superb principal suite featuring a generous bedroom, dressing room, and luxurious en-suite bathroom. Four further bedrooms provide versatile accommodation, many benefitting from bespoke fitted wardrobes and furniture. Two stylish shower rooms with large cubicles and contemporary fittings serve the additional bedrooms. Two substantial attic rooms offer further flexible space, enhanced by a range of built-in storage.







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Approximate Area = 4160 sq ft / 386.5 sq m  
 Outbuilding = 905 sq ft / 84.1 sq m  
 Garage = 449 sq ft / 41.7 sq m  
 Total = 5514 sq ft / 512.3 sq m  
For information 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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## GARDENS & GROUNDS

The gardens at High Hatton Farm are truly exceptional. Beautifully maintained and thoughtfully designed, they feature manicured front lawns framed by mature shrubbery beds, while the majority of the grounds extend to the rear. A series of sun terraces provide wonderful entertaining areas, with meandering pathways weaving through raised beds, specimen planting, and a variety of mature trees including apple, pear, and plum orchards.

Additional outbuildings include a fantastic studio, mower store, and a substantial workshop with power and lighting. Sweeping lawns complete the grounds, creating an idyllic setting for family life, recreation, or further landscaping ambitions. Set within approximately one acre, High Hatton Farm represents a rare opportunity to acquire a truly special period home, offering charm and privacy in a beautiful countryside setting.

# 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 the property has the benefit of mains water and electricity. Drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ  
Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – F

## EPC

Rating – E

## DIRECTIONS

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From Shrewsbury, take the A53 north through the village of Shawbury. Continue for about 3 miles and take the first right turning signposted High Hatton/Peplow. Follow this lane for about 1.5 miles to High Hatton and turn left. After a short distance, the property will be seen on the right hand side.

## 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.

## 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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