

Roger Parry & Partners

Orchard House, Dovaston, Nr Kinnerley
Shropshire, SY10 8DP





Orchard House, Dovaston, Nr Kinnerley, Shropshire, SY10 8DP

Set within approximately 3 acres, this uniquely designed detached five-bedroom sandstone house offers a well-balanced combination of character and a high-specification finish, together with a comprehensive range of leisure and equestrian facilities, situated in a convenient, rural setting.

The principal residence is a substantial five-bedroom sandstone house, providing well-proportioned family accommodation with a traditional character. Complementing the main house is a two-bedroom barn conversion–style annexe, suited to ancillary accommodation, guest use or multi-generational living. This includes an attached, heated, dog room, utility/plant room and a through 1.5 garage, offering practical support space for both domestic and rural use. In addition, there is a multi-use sports court within the grounds ideal for tennis, basketball and football.

The entertainment and leisure facilities are a fantastic feature of the property, with a large entertainment room opening directly onto an outdoor swimming pool. The entertainment cave includes a bespoke bar, remote controlled RGB colour lighting and a state of the art Golfzon golf simulator with hydraulic floor. A sauna, steam room, wet room and outdoor jacuzzi pool enhance the thermal spa facilities, creating a self-contained space for informal gatherings and year-round use.

Equestrian and agricultural facilities are well developed. These include a 7-bay stable block with two generous hay stores, and a tack room adjoining a 40m x 20m manège with silica sand and shredded tyre surface, and three sizeable steel framed agricultural outbuildings suitable for storage or further operational use. The grounds include a paddock with excellent grazing complete with moveable livestock shelters. Further land is available by separate negotiation.

-





Promap
LANDMARK INFORMATION
© Crown Copyright and database rights 2026. OS AC0000813445
Plotted Scale - 1:2000. Paper Size – A4



Orchard House

The principal residence at Orchard House is a characterful five-bedroom sandstone property, with origins understood to date back to circa 1740. The house has been thoughtfully adapted and extended over time to provide well-balanced accommodation, combining period features with modern living arrangements.

The ground floor centres around an open plan kitchen and dining area, forming the heart of the home. The bespoke kitchen is fitted with high quality oak cabinetry topped with granite work surfaces, offering both durability and a traditional aesthetic. An adjoining utility area provides additional storage and practical workspace. The dining area flows seamlessly into a light-filled garden room, where a solid fuel burner creates a focal point. There is direct access onto the gardens, allowing for an easy connection between indoor and outdoor living.

Further reception space is well considered. A study area, with an adjoining cloakroom, leads through to the entrance hallway. From here, access is provided to a snug featuring original exposed timber wall beams, offering a more intimate sitting area. In addition, there is a separate cinema room, equipped with a projector and remote-controlled drop-down 9.1 Keff surround sound speakers, creating a dedicated space for entertainment.



















-







On the first floor, the principal bedroom suite is well appointed, incorporating fitted wardrobes and a freestanding roll-top bath within the bedroom space, alongside an adjoining en suite shower room. A guest bedroom also benefits from en suite facilities and fitted wardrobes. Three further bedrooms provide flexible accommodation, suitable for family use, guests or additional study space.

The main family bathroom is finished to a very high standard, including a large free-standing bath, bespoke vanity unit and a concealed television set within a tiled wall, combining practicality with a discreet modern feature.

The property benefits from an oil-fired central heating system which combines underfloor heating with bespoke stainless steel radiators ensuring year round comfort. The system is complimented by solid fuel burning stoves in the garden room and snug, ideal places to enjoy cosy winter evenings.

Overall, the house offers a considered blend of historic character and contemporary convenience, arranged to suit modern family living while retaining its period origins.

-

Floorplan
(not to scale - for identification purposes only



Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

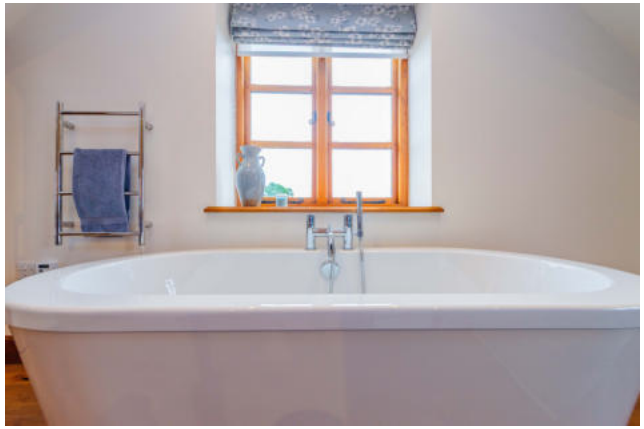
Orchard House KAD













-










MAMMOTHS
4


NETFLIX

-

Annexe

The annexe at Orchard House is a well-executed barn conversion, offering stylish and flexible two-bedroom accommodation suitable for a variety of uses, including ancillary living, guest accommodation or potential income generation.

At its centre is an impressive kitchen and living/dining space, characterised by vaulted ceilings that enhance the sense of volume and natural light. The contemporary kitchen is fitted with modern units and integrated appliances, including a ‘Zip’ hot tap, combining practicality with a clean, modern finish. This space also benefits from direct access onto the outdoor pool area, creating a natural extension for entertaining and day-to-day living.

The accommodation comprises two en suite rooms, each thoughtfully arranged to allow for a range of uses. These rooms are equally suited as bedrooms, workspace, games rooms or additional reception areas, depending on individual requirements.

The overall specification is of a high standard, including underfloor heating throughout, Sky connectivity and an integrated Bose speaker system, contributing to a comfortable and well-equipped living environment.







Entertainment Cave

Every homeowner seeks a space to retreat to. Somewhere to enjoy both relaxation and a degree of friendly competition, and the entertainment cave at Orchard House has been designed with exactly that in mind.

This is a high-specification, self-contained leisure and entertaining environment, arranged around a bespoke bar installed in December 2025, which forms a central focal point for social gatherings. The space has been carefully configured to accommodate a variety of uses, from informal entertaining through to more immersive recreational activities. This is complimented by an RGB coloured lighting system. The building is also fitted with underfloor heating and air conditioning.

A notable feature is the state-of-the-art Golfzon golf simulator, offering access to a library of over 360 courses (subject to membership). The system is complemented by a hydraulic floor that adjusts to replicate course gradients, providing a realistic playing experience.

Triple sliding pocket doors open directly onto a 10m x 5m heated swimming pool with an automated cover, allowing for a seamless transition between indoor and outdoor spaces during warmer months.

Further enhancing the leisure offering is an external Arctic Spa jacuzzi, together with a sauna, steam room and wet room located within the building, creating a comprehensive wellness suite.

Overall, the entertainment cave represents a thoughtfully designed and well-equipped space, suited to both private enjoyment and larger-scale entertaining.

Grounds and facilities

Immediately surrounding the house are well stocked, mature gardens, offering a good degree of privacy and seasonal interest. Extensive gated tarmacadam parking provides ample space for multiple vehicles. Within the gardens, a timber summerhouse offers a versatile space, suitable for use as a home office or informal entertaining area.

Adjoining the annexe is a large through garage, together with a plant room, heated kennels, gun room and an external shower room, all of which contribute to the practical running of the property. To the rear, a dedicated washing area is designed for cars, trailers and livestock.

A centrally positioned, fenced garden includes a treehouse and is currently utilised for beekeeping, reflecting the adaptable nature of the grounds.

The equestrian facilities are well established. A 7-bay stable block incorporates two hay stores and a tack room and is presently arranged to include a bike store, workshop and home gym, demonstrating its flexibility. To the rear, a 40m x 20m manège with a silica sand and shredded tyre surface is enclosed and benefits from an adjoining muck store and effective drainage, allowing for year-round use.

Beyond this, three substantial steel-framed outbuildings are arranged to provide six open and lockable bays, suitable for the storage of agricultural machinery, larger vehicles or silage.

The field to the West of the site offers well drained grazing land equipped with moveable, livestock shelters, with access to the paddocks available both from within the property and directly from the lane.

A further leisure feature is the enclosed multi-sports court, fitted with MUGA (multi-use games area) tiles, providing a durable, all-weather surface suitable for a range of activities throughout the year.

Water and electricity are available across most of the site with a rainwater harvesting system in place. There is an EV charger in the garage.

Overall, the grounds are both attractive and highly functional, supporting a variety of lifestyle, leisure and agricultural uses within a single, cohesive holding.

Floorplan
(not to scale - for identification purposes only)

Annexe



Outbuildings





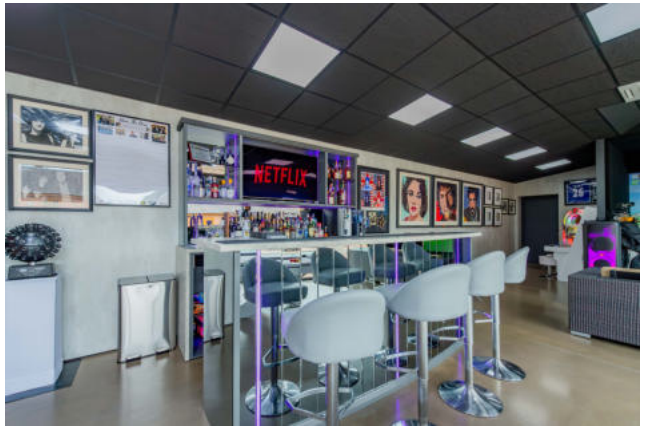

LED ZEPPELIN
Sulpic








GOLFZON


NETFLIX



















-

Location

Dovaston is a small and attractive rural hamlet in north west Shropshire, surrounded by open countryside and ideally positioned between the popular villages of Kinnerley, Knockin and Nesscliffe. The area offers a peaceful semi-rural lifestyle whilst remaining well connected to nearby towns and amenities. Everyday facilities can be found in nearby Kinnerley, including the well-regarded village shop and Post Office, together with a village hall, primary school and community pub, The Cross Keys. The nearby village of Knockin provides additional local amenities including The Knockin Shop, a historic church and popular village pub. Dovaston lies approximately 7 miles south east of Oswestry and around 11 miles north west of Shrewsbury, two market towns with a wide range of facilities including boutique shops, restaurants, supermarkets and a number of excellent schools. This includes the renowned Shrewsbury School, Ellesmere College and Oswestry School. Just a short drive from the property is the highly regarded Packwood Haugh School and Adcote Girls School. Nesscliffe, nearby, is particularly renowned for its excellent countryside walks and outdoor pursuits, with Nesscliffe Hill Country Park and Kynaston's Cave providing some of the finest walking routes in the region. The surrounding heathland, woodland and hilltop viewpoints offer beautiful scenery across Shropshire and into Wales, with a number of well-established circular walking routes nearby. The property itself benefits from excellent views towards Rodneys Pillar. Dovaston is well placed for commuters, with excellent road connections via the nearby A5 trunk road, providing straightforward access east towards Shrewsbury, approximately 11 miles away, and west towards Oswestry, approximately 7 miles away. The A5 also links onwards to the national motorway network as well as easy access to Liverpool, Manchester and Birmingham airports, whilst nearby bus services, from Kinnerley, connect to surrounding villages, Shrewsbury and Oswestry.

Broadband and Phone Signal

The property is currently connected to AirBand with 150mbps download speeds. 4G and 5G is available through most mobile network providers.



















-



General Services: Oil-fired central heating – Main house, Air Source Heating – Annexe and pool, Mains electricity, Mains water, Mains drainage, Rainwater harvesting system, Air conditioning to several rooms.
Local Authority: Shropshire
Council Tax Band: G
EPC Rating: TBC
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury head north west on the A5 continuing until you reach the Nesscliffe roundabout, at the end of the dual carriageway. Take the first exit onto the B4396 signposted Knockin. Continue for almost half a mile and take the left turn towards Kinnerley. Continue for just under a mile and take the left turn followed by the next right, shortly after. The property is on your right after approximately 50 yards.

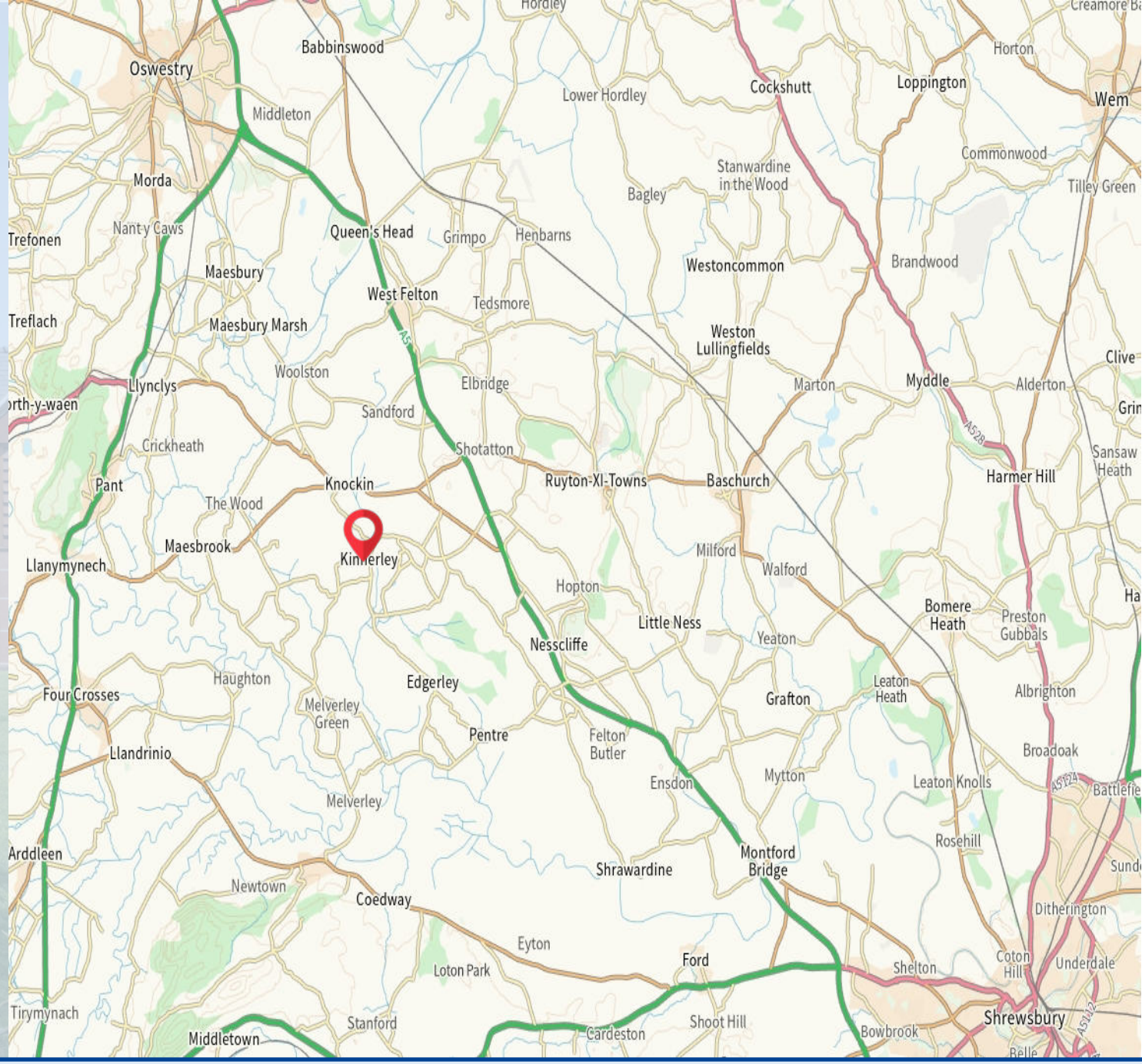
Birmingham - 60 miles
Liverpool - 60 miles
Manchester - 80 miles

What3Words Reference: ///being.timing.fiery

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP
Please contact our Bicton Office:
9&10 Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,
SY3 5AL
joshgray@rogerparry.net
01743791336
01743 791 336



Important Notice: 1. 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. 2. 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. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.