

1 LEY GRANGE

BOWBROOK | SHREWSBURY | SHROPSHIRE



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Shrewsbury Town Centre 3 miles | Telford 18 miles
Chester 45 miles | Birmingham 50 miles | London Euston 2 hours 30 minutes
(Distances and time approximate)

A distinguished period residence occupying the principal part of an elegant country house with beautiful gardens extending to approximately 1 acre

Principal part of an elegant period home in approximately 1 acre of landscaped gardens.

Four double bedrooms, including a superb principal suite.

Impressive reception hall with elegant staircase.

Two bay-fronted reception rooms with fireplaces.

Open-plan kitchen/dining room opening onto a covered south-facing terrace.

Gravel driveway, detached garage, timber garden room and landscaped gardens.

VIDEO TOUR



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LOCATION & SITUATION

1 Ley Grange occupies an enviable position within the highly regarded hamlet of Bowbrook on the western fringes of Shrewsbury, enjoying a wonderful semi-rural setting whilst remaining exceptionally convenient for the amenities of the county town. Shrewsbury offers an excellent range of independent shops, restaurants, cafes and leisure facilities together with highly regarded schooling in both the state and private sectors.

Road: Commuters will find ready access to the main A5 commuter route linking east to Telford and the M54 motorway or alternatively north to Oswestry and with further links to Chester.

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

Air: Birmingham Airport – 45–50 miles, Manchester Airport – 50–53 miles, Liverpool John Lennon Airport – 49–50 miles.

Schools: The property is ideally situated for a number of excellent schools, including Shrewsbury School, Shrewsbury High School, and preparatory schools such as Kingsland, St Winifred's, and Prestfelde. A range of well-regarded state schools are also nearby, including Woodfield Infant School and St George's Junior School, along with local secondary options such as The Priory School and Meole Brace School.

Sporting: There are a range of sporting facilities nearby such as the Pengwern Rowing Club, local tennis and cricket clubs, golf at Shrewsbury and Conover, horse racing at Chester & Ludlow.



1 LEY GRANGE

1 Ley Grange represents a rare opportunity to acquire the principal part of an elegant and substantial period residence, offering wonderfully proportioned accommodation extending to over 3,500 sq ft and occupying mature gardens of approximately 0.85 acres.

The property is approached over a sweeping gravel driveway which immediately creates a sense of arrival and leads to the handsome white rendered façade with its symmetrical elevations and attractive bay windows.





THE ACCOMMODATION

An impressive reception hall provides a superb introduction to the home, featuring a beautiful staircase rising to the first floor and showcasing the character and proportions synonymous with houses of this era. Above, an exceptional stained glass roof lantern floods the staircase with natural light and provides a striking architectural focal point.

To the front of the house are two elegant reception rooms, both enjoying attractive bay windows overlooking the gardens. The drawing room is a wonderfully formal entertaining space centred around an open feature fireplace, whilst the sitting room offers

a more relaxed atmosphere with a clear view log burning stove creating a warm and welcoming focal point.

To the rear of the property lies the heart of the home; a spacious open plan kitchen and dining room fitted with an excellent range of cabinetry together with a range cooker and integrated appliances. The room provides ample space for both family living and entertaining and benefits from direct access onto a delightful covered south facing alfresco seating area, perfectly designed for outdoor dining and enjoyment throughout the seasons, with a further patio area beyond. Completing the ground floor accommodation is a useful rear hall, well-appointed

utility room and a separate study, ideal for home working. In addition, the property benefits from a cellar providing excellent ancillary storage.

The first floor continues the generous proportions found throughout the home and comprises four well balanced double bedrooms. The principal bedroom is particularly impressive, enjoying dual aspect views across the gardens and surrounding grounds. The remaining bedrooms are all of an excellent size and are served by two family bathrooms, one of which has been beautifully updated.

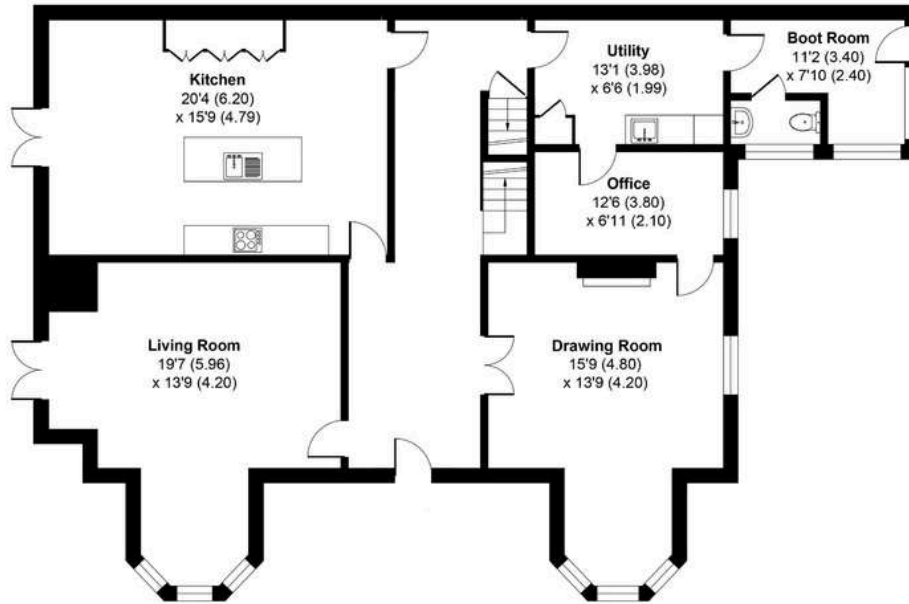




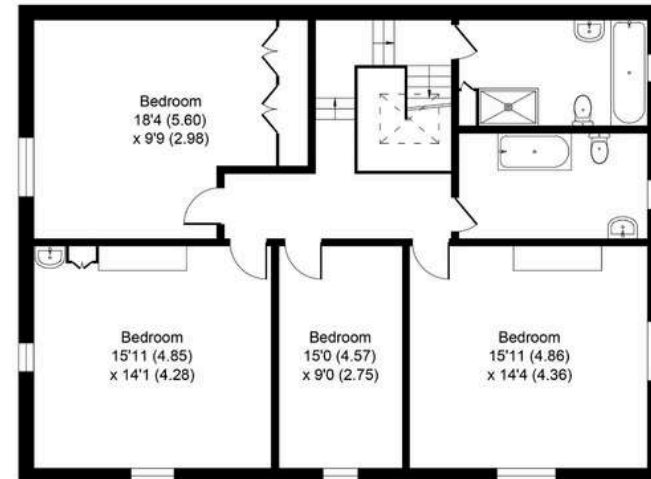


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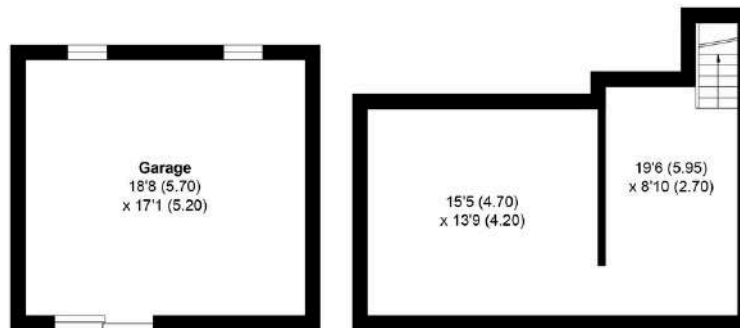
Approximate Area = 3200 sq ft / 297.3 sq m
Garage = 319 sq ft / 29.6 sq m
Total = 3519 sq ft / 326.9 sq m
For identification only - Not to scale



Ground Floor



First Floor



Garage

Cellar

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

VIDEO TOUR



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GARDENS & GROUNDS

The grounds are undoubtedly one of the property's defining features and have been lovingly maintained to create an exceptional garden setting extending to approximately 0.85 acres. Beautifully landscaped lawns are interspersed with colourful herbaceous borders, established rose gardens, mature hedgerows and a magnificent collection of specimen trees, providing year-round interest and an excellent degree of privacy. The gardens offer numerous seating areas from which to enjoy the surroundings and have been thoughtfully designed to complement the house perfectly.

Positioned within the gardens is an attractive timber garden room with useful storage to the rear, providing an ideal space for hobbies, entertaining or simply enjoying the peaceful setting. The sweeping gravel driveway provides extensive parking and leads to a detached garage with storage above.

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, oil fired central heating and private drainage. None of these services have been tested.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – E

EPC

Rating – E

DIRECTIONS

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From Shrewsbury town centre proceed over the Welsh Bridge roundabout, take the first exit onto Copthorne Road and follow this through to the next roundabout. Proceed straight across onto Mytton Oak Road, past the shops and continue straight over the two small roundabouts by The Royal Shrewsbury Hospital. After a short distance, take the left turn just after the right turning to Gains Park Way, follow the lane all the way top the bottom and you will have reached 1 Ley Grange.

PLEASE NOTE

A joint Vendor of this property is a Director of Halls.

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

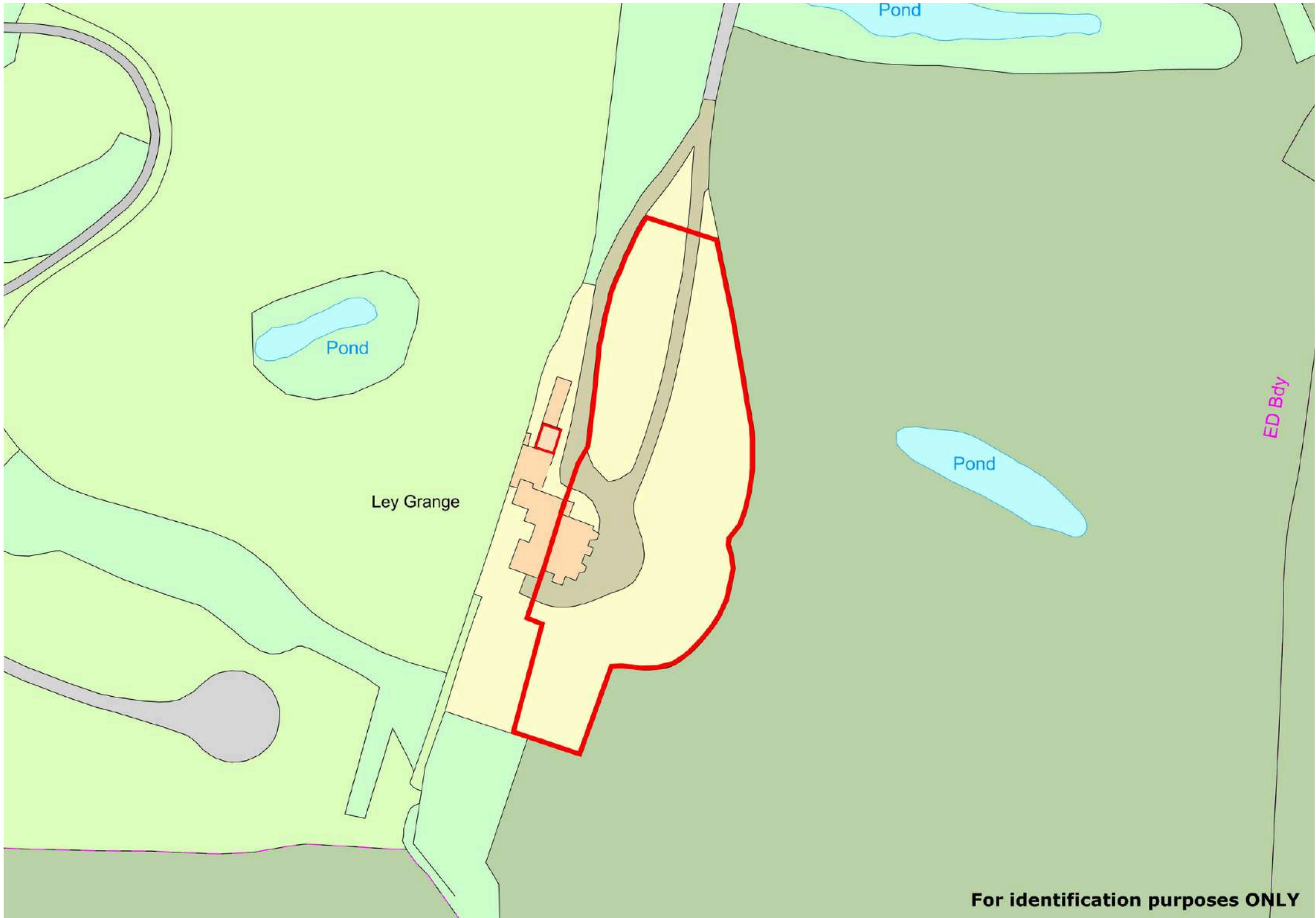
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

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.



For identification purposes ONLY



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