



Wheat House
Wheathall, Dorrington

Shrewsbury & Country House Sales

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Wheat House Wheathall Dorrington Shrewsbury SY5 7NF

Shrewsbury 7 miles, Telford 20 miles, Chester 48 miles, Birmingham 53 miles (all distances are approximate)

Attractive Country House in secluded location set within gardens of just over one acre.

- Hall, Drawing Room, Dining Room, Morning Room.
- Breakfast Room, Kitchen.
- Four Bedrooms, Dressing Room, Box Room and Bathroom.
- Useful Outbuildings.
- Established Gardens, About 1.1 Acres.

Freehold

Wheat House is an attractive country home set in about 1.1 acres of established gardens with many mature trees. The house is approached over a curving gravel drive flanked by lawns. Thought to date from the 17thC the original cottage was extended at some point around 1900 to create a good size family home with well proportioned accommodation ideal for family life and entertaining.



Situation

Wheat House sits well back from the lane behind a double hedge to the front and is centrally placed within the gardens. The hamlet of Wheathall is surrounded by farmland and there is a village shop in nearby Condover and a public house at Ryton.

The nearby county town of Shrewsbury with its historic centre provides an extensive array of amenities and facilities including thriving shopping, recreational and education facilities. Wheat House is well placed for a good selection of schools, including Shrewsbury School, Shrewsbury High School for Girls and Prestfelde School.

The A5 is a few miles away which links to the M54 and national motorway network. There is an intercity rail network from Shrewsbury to London Euston and international airports are at Birmingham, Manchester and Liverpool. There is also a local airport at Welshpool.

The Property

On the Ground Floor the Reception Hall, which has Lincrusta panelled walls, leads to the Drawing Room, Morning Room and Breakfast Room, there is also a door to the cellar, situated under the Hall. The Drawing Room has a box bay window to the front, a large bay window overlooking the gardens to the rear and a stone fireplace with carved stone surround. The Morning Room is on the front of the house also with a box bay window and open fireplace. The Dining Room has windows to the side and front and French windows opening onto the front garden. The Kitchen at the rear of the house has a large pantry and storage cupboard under the back stairs. A solid fuel fired four oven AGA is fitted and there is a stainless steel sink with double drainer and storage cupboards under. From the Kitchen is The Breakfast Room.

On the First Floor are four Bedrooms, the Master Bedroom also having a Dressing Room and large bay window overlooking the rear garden, and a useful Box Room, with built in airing cupboard, and Bathroom.



The Garden and Grounds

Wheat House is approached through wrought iron style electrically operated gates with lanterns, and a curved gravel drive leads to the Coach House, Garage and other Outbuildings. The gardens extend some way to the front and the drive is flanked by lawns, flower and shrub beds. There are many mature trees and the gardens are enclosed by an established hedge.

The Outbuildings are worthy of particular note and would be suitable for a variety of uses.

The rear gardens have gravel paths and are mainly laid to lawn, the garden is sub divided by a stream which runs through the Autumn, Winter and Spring. The gardens are elegant and established with topiary hedges open lawns and other more secluded areas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	-53	-28
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
93-100	A		
81-92	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1	0
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Services

We understand that mains electricity and water are connected, with private drainage. The Aga is solid fuel fired and there are electric storage heaters in some rooms.

Local Authority

Shropshire Council Tel: 01743 251000

Directions

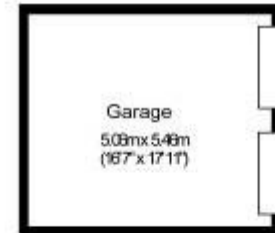
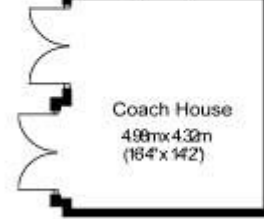
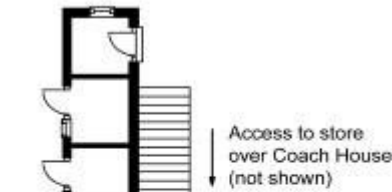
From Shrewsbury take the A49 South, head through Bayston Hill and turn left towards Condover. On reaching Condover bear right over a small bridge and take the first left towards Wheathall. On reaching Wheathall Wheat House can be found facing in the centre of the village and at the junction of the lanes.

Viewing

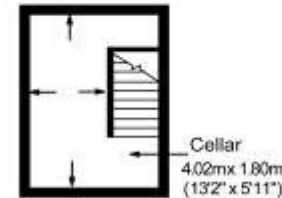
Strictly by appointment through Miller Evans

This property has been personally inspected by David Miller and Nigel Pocock.

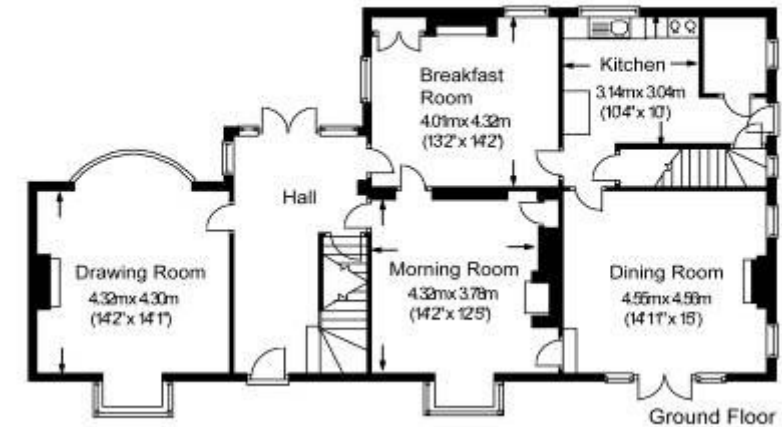
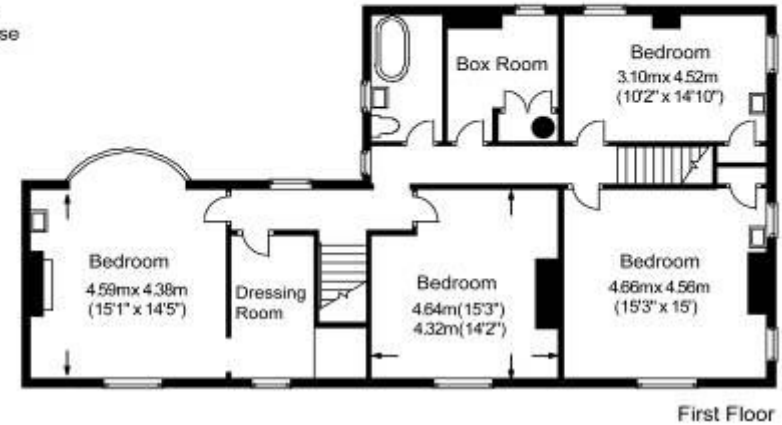
Whilst we endeavour to make our sales particulars accurate and reliable, if you do wish to view the property and in particular are contemplating travelling some distance, please do not hesitate to contact a member of staff, if any points require clarification.



(Garage and Coach House not shown in actual location)



Wheat House, Wheathall
For identification only
Not to scale



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