



ASH HOUSE

WOLLERTON | MARKET DRAYTON | TF9 3LU





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Hodnet 1 mile | Market Drayton 4.5 miles | Whitchurch 11 miles | Shrewsbury and Telford 16 miles
(all mileages are approximate)

A STRIKING DETACHED VICTORIAN FAMILY HOME AND COACH HOUSE
ANNEXE SET WITHIN GENEROUS LANDSCAPED GARDENS

Charming Detached Country Home
Available with No Upward Chain
Spacious Accommodation
Annexe/ Coach House
Large Landscaped Gardens



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Ash House is a striking 4 bedroom family home dating back to the Victorian Era. The property provides approximately 2553 sqft of well-appointed living accommodation, peacefully situated in a rural hamlet convenient for access to nearby Market Drayton, Whitchurch and Telford.

The property is positioned within generous gardens which extend, in all, to around 1/3 of an acre and comprise expanses of lawn overlooking open countryside, with an impressive approach which leads down the side of the property to a substantial driveway and onto a single garage integral to the coach house.

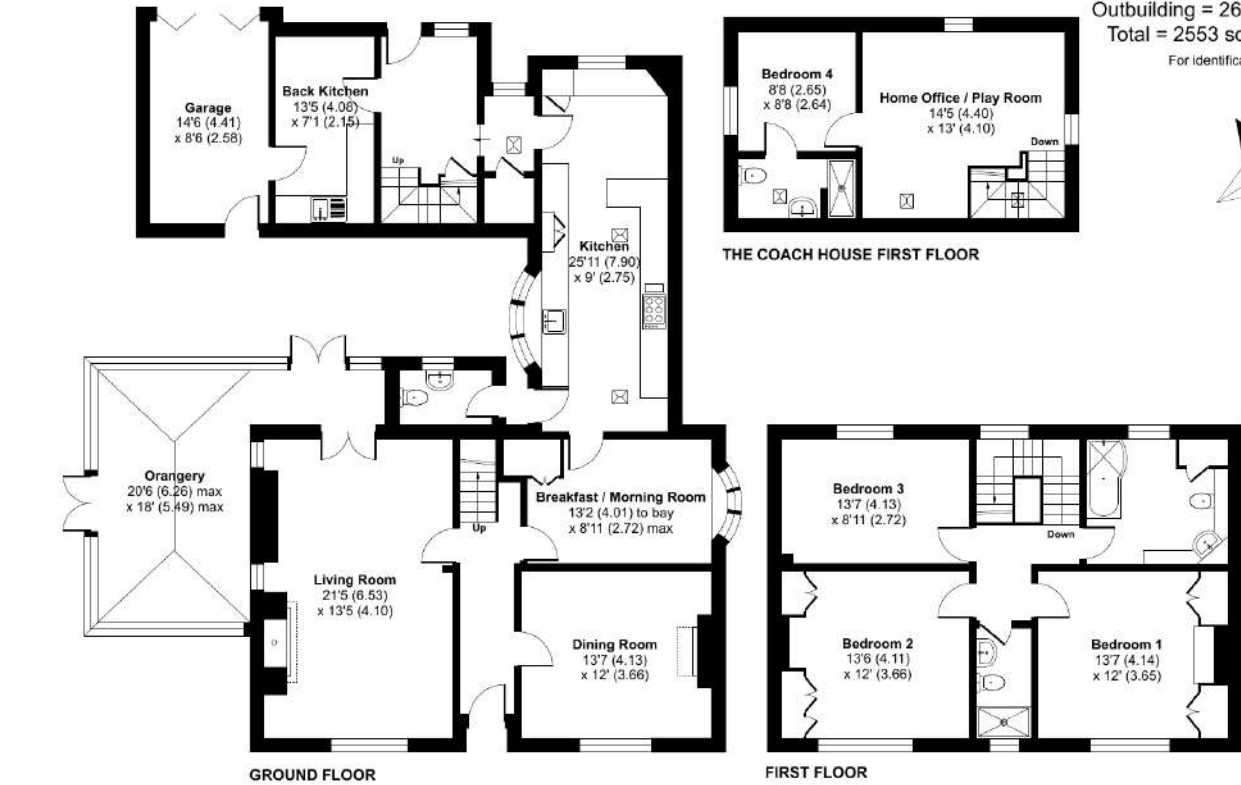
SITUATION

The property is situated in the hamlet of Wollerton. In Hodnet 1 mile away there is a local shop, public house, village school and village hall. There is also a local school bus which drops and picks up outside the house. Hodnet and Wollerton are both well known for the gardens of Hodnet Hall Gardens and Wollerton Old Hall & Gardens. There is excellent road access to the A53 approx. 1.5 miles away which is excellent for Shrewsbury, Telford, Newport, Whitchurch and Market Drayton.

Hawkstone Hall and Gardens and Golf Courses are also approx. 3 miles away and the famous follies are also located there.

PROPERTY

The main part of the house comprises a feature canopied front entrance porch with door that opens into the entrance hall with its feature Minton tiled floor. Off the hall is access to the primary reception rooms which include, living room with feature fire place with clear view stove, dining room with feature fire place with marble effect surround, morning / breakfast room. Off the living room is a large orangery with exposed brick wall, tiled floor and windows and doors to the landscaped gardens.



Approximate Area = 1901 sq ft / 176.6 sq m
The Coach House = 504 sq ft / 46.8 sq m
Garage = 122 sq ft / 11.3 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 2553 sq ft / 237.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rctechcom 2026. Produced for Halls. REF: 1438995

There is a large kitchen with a wide range of base and wall mounted units, extensive worktops, integrated dish washer, range style cooker and drainer sink unit. The kitchen has exposed roof timbers, sky lights and windows. To the far end of the kitchen is a useful utility area with washing machine and storage cupboards. There is access from this end of the kitchen into the annexe.

The stairs ascend from the hall to the first floor landing where there is a window to the rear. There are three double bedrooms with wonderful countryside views and all with fitted wardrobes. There is a spacious family bathroom with spa bath and shower over, vanity unit with W.C and wash hand basin. Also off the landing is a separate shower room with shower enclosure, W.C with saniflo, wash hand basin, towel radiator and window. The property has oil fired heating and double-glazed windows.



COACH HOUSE

The Coach House could be used for many different things including further accommodation, home working or for business needs. It has its own entrance door that opens into a hall with access to the main kitchen in the house or the annexe kitchen which comprises with range and access into the garage. The garage element could be transformed into a sitting room or other accommodation if required. To the first floor is a large open space ideal for home working / mezzanine lounge and there is a feature porthole style window. Off this is the 4th bedroom with wardrobe and shuttered window that overlooks the gardens. Adjacent to the bedroom is an en-suite shower room with shower enclosure, low flush W.C, wash hand basin and a sky light.

OUTSIDE AND GARDENS

The property is accessed from the road up a wall lined gravel drive to the parking area at the rear suitable for a number of vehicles. There is a single garage within the coach house. There are large, landscaped gardens to approx. 1/3 of an acre and comprise lawns, flower borders, large, decked area, kitchen garden, potting shed, and garden store shed. The gardens have a wide variety of spring bulbs, specimen plants, trees and shrubs.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Hodnet Primary School, Shrewsbury School, Shrewsbury High School, The Wrekin College, The Priory, Moreton Hall, Prestfelde Prep., Packwood Haugh, and Adcote School for Girls.

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 believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

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From the centre of Hodnet drive out on the Drayton Road for about 1 mile and the property is located on the left-hand side just past the row of terraced cottages.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



