



# NORTON LODGE

CONDOVER | SHREWSBURY | SY5 7AR





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Shrewsbury 7.6 miles | Telford 19.8 miles  
(all mileages are approximate)

A PARTICULARLY SPACIOUS DETACHED HOUSE PROVIDING A FLEXIBLE  
AND VERSATILE LIVING SPACE SET WITH LOVELY GARDENS,  
OUTBUILDINGS AND LAND IN THIS SOUGHT AFTER LOCATION.

Popular and convenient location  
Excellent living environment with options for multi generational living  
Lovely wraparound gardens  
Useful outbuilding range and stables  
Paddock laid to pasture, in all approximately 1.5 acres



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury take the A49 south through Bayston Hill and after about 0.5 miles, take the left turning for Condover. Follow this lane along and Norton Lodge will be found on the left hand side clearly identified by a Halls For Sale board.

## SITUATION

The property occupies a highly desirable position offering delightful panoramic views of surrounding countryside. A selection of village amenities are within walking distance including a primary school, shops/post office, and village hall. Shrewsbury golf club is located just outside the village and offers a challenging 18 hole course. The surrounding countryside to the village also provides a network of lanes for walking enthusiasts. Alternatively a short drive south is the tourist town of Church Stretton offering numerous activities and the impressive Stretton Hills and Longmynd. A comprehensive shopping centre can be found in Shrewsbury which includes a selection of international restaurants, leisure and social facilities, together with a rail service with connections to Birmingham.

## PROPERTY

This spacious and versatile detached country residence enjoys an enviable rural setting with far-reaching views across surrounding fields and countryside, extending towards The Wrekin in the distance. Set within generous gardens and grounds, the property offers flexible family accommodation together with extensive parking, outbuildings, stabling and adjoining pasture land, making it ideal for those seeking an equestrian or lifestyle property.

The accommodation is arranged over two floors and is entered via an enclosed porch leading into a welcoming split-level sitting room and dining area. The sitting room features a brick fireplace and bay window with fitted



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1455598

Approximate Area = 2084 sq ft / 193.6 sq m (exclude stable)

Limited Use Area(s) = 102 sq ft / 9.5 sq m

Garage = 530 sq ft / 49.2 sq m

Outbuilding = 563 sq ft / 52.3 sq m

Total = 3279 sq ft / 304.6 sq m

For identification only - Not to scale

Denotes restricted head height

seating, while the dining area benefits from dual aspect views over the gardens and open countryside beyond. A spacious inner hall provides useful storage and access to the remaining ground floor accommodation.

The kitchen is fitted with a range of matching wall and base units and ample work surface space, enjoying attractive garden views. Adjoining the kitchen is the conservatory, perfectly positioned to take full

advantage of the surrounding rural outlook and with direct access onto the rear gardens. Additional practical space is provided by a utility area and rear lobby with further storage facilities.

The ground floor also offers excellent versatility, comprising a family room together with a study/fifth bedroom and adjoining bathroom suite, ideal for multi-generational living or guest accommodation. A separate guest cloakroom completes the ground floor.





To the first floor are four well-proportioned bedrooms, all enjoying pleasant outlooks over the surrounding countryside. The principal bedroom benefits from fitted storage and an ensuite shower room, while a further family bathroom serves the remaining bedrooms.

### OUTSIDE

Externally, the property is approached via twin gated driveway entrances leading to extensive parking and turning areas suitable for numerous vehicles. A covered carport provides access to a substantial detached garage and workshop with power, lighting and useful storage space.

The beautifully maintained gardens form a particular feature of the property, being predominantly laid to lawn with well-stocked herbaceous borders, specimen trees, a nature pond with water feature and a delightful sun terrace ideal for outdoor entertaining whilst enjoying the panoramic countryside views. An orchard area contains a selection of apple and plum trees, further enhancing the idyllic setting.

The equestrian facilities include a purpose-built stable block with two stables, feed room and covered storage area, together with adjoining pasture land enclosed within a single paddock and accessed directly from the driveway and stable yard. The grounds and land combine to create a superb opportunity for purchasers seeking a rural home with excellent outdoor space and equestrian potential. Set in all approximately 1.5 acres.

## 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

Mains water, electricity and gas are understood to be connected. Gas fired central heating system. Drainage to a septic tank. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – F



### RIGHT 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.

### 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.

### 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.



