



Old Crown House, Crown Lane, Cressage, Shrewsbury,
SY5 6BT

Shrewsbury & Country House Sales

**MILLER
EVANS**



Old Crown
House

Out Building

The Malthouse

Stables

Old Crown House, Crown Lane, Cressage, Shrewsbury, SY5 6BT

£775,000

Freehold

- A charming Grade II Listed detached home
- Separate detached two storey barn /one bedroom Malthouse
- Set in attractive grounds extending to approximately 2.59 acres.
- Fields, paddocks and three stables
- Perfectly suited to equestrian use or smallholding,
- Two orchards
- Range of outbuildings providing garaging and storage
- Stunning large gardens with idyllic woodland/stream walk
- Planning permission granted for a sympathetic two storey extension
- Viewing highly recommended



A charming three bed Grade II Listed house that dates back to the early 17th Century, with a detached one bedroom barn. The property has been thoughtfully improved including replacing the windows with heritage approved double glazing and retains many original features including exposed wall and ceiling timbers and fireplaces. There is the added benefit of a detached barn/Malthouse with sitting room, kitchen and bedroom, along with copious amounts of storage rooms, allowing for further conversion (subject to any necessary planning consents).

The Old Crown House offers spacious and versatile accommodation briefly comprising; entrance hall, cloakroom, utility, family room, drawing room and kitchen with Aga to the ground floor. First floor sitting room/study, three bedrooms and bathroom.

Planning consent and Listed Building consent has also been obtained for further extension that will take the property from its 17th century origins into a magnificent 21st century home.

The property sits on a plot of approximately 2.59 acres and occupies a secluded position within the desirable village of Cressage. The land includes idyllic woodland walks, fields, orchards and paddocks with three stables perfectly suited to equestrian use or a smallholding,

Approximately 7 miles south-east of Shrewsbury, offering a range of amenities including independent shops, restaurants and schools, together with train station providing direct access to Birmingham, Manchester and London.







ENTRANCE HALL

CLOAKROOM
Wash hand basin, wc

UTILITY
12'9" x 10'1"

FAMILY ROOM
18'4" x 15'1"
Log burning stove
Opening to:

DRAWING ROOM
17'10" x 13'9"

KITCHEN
17'2" x 12'10"
Fitted with a range of matching wall and base units
Aga cooking Range

STAIRCASE rising from the hallway to **FIRST FLOOR LANDING**

SITTING ROOM / STUDY
22'0" x 15'7"

BEDROOM 1
17'10" x 13'8"
Built in wardrobes

BEDROOM 2
17'1" x 13'2"
Built in wardrobes

BEDROOM 3
9'6" x 7'10"

BATHROOM
Panelled bath
Shower cubicle
Wash hand basin, wc

THE MALTHOUSE

Set on the opposite side of the courtyard is a beautiful period barn (assumed curtilage Listed) that has had many uses in its time. Currently used as an office, storage, workshop, and garaging with some rooms that have provided secondary accommodation both on the ground and first floor. There is scope for further conversion, subject to appropriate consents being obtained.

STORAGE AREA
29'2" x 19'0"

CLOAKROOM
Wash hand basin, wc

BREAKFAST KITCHEN
17'9" x 8'10"

SITTING ROOM
17'9" x 9'10"

STAIRCASE rising from the storage area to **FIRST FLOOR**

BEDROOM
19'0" x 17'9"



BARN / OUTBUILDING

Outbuildings include garages, stables and storage.

GARDENS AND LAND

There is plenty of parking and turning to the front of the house.

The gardens are mature with pathways, lawns, vegetable beds flower beds and orchards opening onto the paddock that lies to the front of the house. A coppice sits on the far boundary with a stream running through. Overall, the plot extends to approximately 2.59 acres.

NOTE

Planning and Listed Building consent was approved (subject to conditions) to the eastern gable for the building of a two-storey extension that would provide a large open plan kitchen family room, with a main bedroom suite of bedroom, dressing room and ensuite above. Listed Building consent ref: 25/03639/LBC and Planning Permission consent ref: 25/03638/FUL. (Further details also available from Miller Evans).

VENDOR'S INSIGHT

OLD CROWN HOUSE

Steeped in over four centuries of history, The Old Crown is a remarkable Grade II listed former farmhouse dating back to 1603, later reimagined as a village inn in the 1850s before returning to its origins as a distinguished private residence. Notably, the property was once owned by the celebrated architect Sir Clough Williams-Ellis, creator of Portmeirion, who sensitively restored it to a family home in the 1930s and transferred the pub license to the Mytton and Mermaid at Atcham. The Malthouse has also been used as a dance hall, village hall and grocery store. Today, The Old Crown offers an exceptional blend of heritage and comfort. Rich in character, the house reveals layers of its past through carefully preserved features, from a 15th-century oak bedroom door, thoughtfully repurposed from the local church, to a striking former billiard table slate now serving as a unique hearth. The atmosphere is warm and welcoming, echoing its days as an inn, and the house truly comes alive when entertaining - equally delightful in the height of summer as it is in winter, with fires lit and the Aga at full warmth. In recent years, the property has undergone comprehensive refurbishment, seamlessly marrying its historic fabric with modern convenience. Improvements include the installation of timber framed double-glazed windows (a first in the property's long history), alongside a new boiler and updated bathroom.

Full planning permission has been granted for a beautifully designed oak timber-framed extension, offering the opportunity to create an impressive open-plan kitchen and dining space, alongside a principal bedroom suite complete with dressing room and en-suite. This provides a rare chance for the next custodian to further evolve this exceptional home.

THE GARDENS

The gardens at The Old Crown are a defining feature of the property, thoughtfully designed as a series of distinct 'rooms' that unfold around the house.



They offer a rich tapestry of colour, texture, and seasonal interest throughout the year. There are also historic features across the garden, including a medieval beehive, original well and stone troughs. To the front, fragrant lavender and mature rhododendrons create an elegant approach, while elsewhere, traditional stone troughs overflow with roses and herbaceous borders brim with classic cottage garden planting. The result is a garden that feels both abundant and carefully curated. A particular highlight is the private orchard, enclosed by mature hedging and planted with a variety of established fruit trees including apple, plum, damson, and pear. The current owners have made full use of this productive space, juicing the fruit and producing preserves for local sale, a charming reflection of the property's connection to village life. It is also ideal for garden parties. Completing the gardens is a well-appointed vegetable plot, featuring eight substantial timber raised beds, ideal for those seeking a more self-sufficient lifestyle.

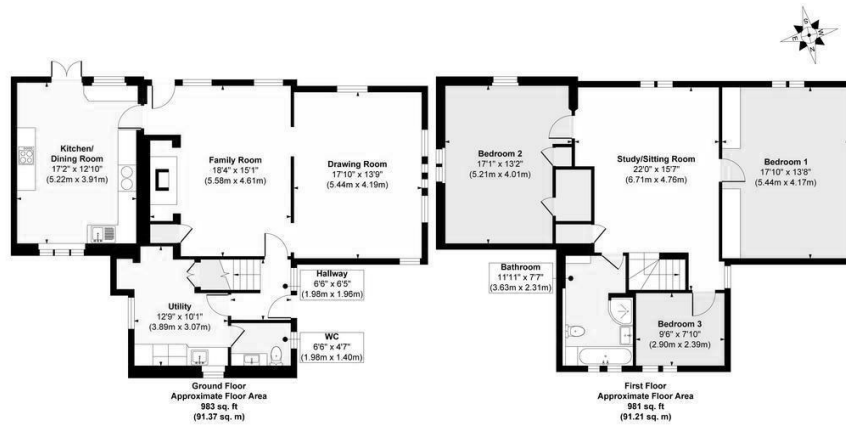
LAND & GROUNDS

Beyond the formal gardens, The Old Crown extends into an impressive and highly versatile acreage - a rare offering within such a desirable village setting. The land includes a field and paddock with three stables, perfectly suited to equestrian use or smallholding, alongside a second orchard traditionally used for cider production. A managed hazel copse provides a sustainable source of firewood, while a gently meandering woodland path follows the course of Plox Brook, creating a tranquil natural boundary to the property. One of the most enchanting aspects of the grounds is the avenue of mature oak trees leading to an area of ancient bluebell woodland. Here, a charming bridge crosses the brook - an idyllic setting for families, offering opportunities for exploration, wildlife watching, and simple outdoor pleasures such as paddling or playing pooh sticks. Within this woodland lies the village's Millennium Oak, planted by the local community. The land also incorporates part of the historic orchard of The Eagles, the village's former second public house, now thoughtfully replanted with climate-resilient species. The current owners have successfully used the land for a variety of purposes, including keeping sheep, chickens, and pigs, demonstrating its flexibility. There is also clear potential for alternative uses, such as the introduction of shepherd's huts or boutique glamping (subject to the necessary consents), offering an additional lifestyle or income opportunity. The Old Crown remains firmly connected to Cressage, while situated within a peaceful hamlet on the edge of the village.

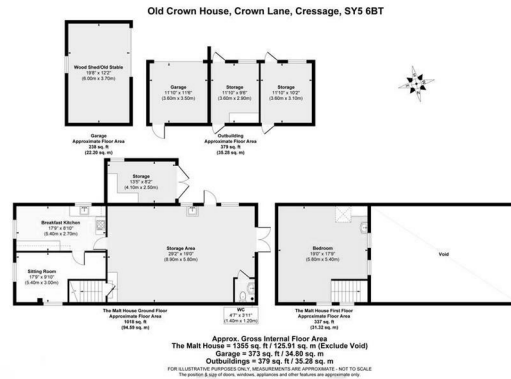
HOW TO GET THERE

When approached from Shrewsbury, continue along the A458 towards Bridgnorth for around 6 miles. As you enter Cressage, turn right into Shore Lane and bear immediately left onto a small lane - Crown Lane. Continue along the lane where Old Crown House will be found set back from the road on the left.

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Approx. Gross Internal Floor Area
Main House = 1964 sq. ft / 182.58 sq. m
FOR ILLUSTRATIVE PURPOSES ONLY. MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



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

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

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor. Images may have been enhanced. This property may be subject to additional management charges.

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

SERVICES

We understand that mains water, electricity and drainage are connected. Oil fired central heating to the main house. LPG boiler the the Malthouse.

Council Tax Band : G

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY1 6ND
Tel : 0345 678 900



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www.millerevans.co.uk | homes@millerevans.co.uk

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Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: William Miller • Sharon L. Langley (MARLA) Consultant: David C. Evans