COOPER GREEN POOKS

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Walford Manor, Walford, Baschurch, Shrewsbury, SY4 2HH

£2,000,000



A magnificent country residence of exceptional significance

One of Shropshire's finest country houses, designed by renowned architect Edward Haycock Sr. and beautifully restored throughout.

Commanding elevated position with breathtaking far-reaching views towards The Breiddens, The Long Mynd and Pontesford Hill.

Magnificent period interiors, including grand reception rooms, a stunning oak cantilever staircase and exceptional architectural detailing.

Outstanding lifestyle and entertaining credentials, featuring an expansive kitchen with AGA, formal dining room and impressive billiards room.

Two self-contained income-generating apartments, and two cottages offering flexibility for multigenerational living, guest accommodation or investment currently generating £49,500 per year income.

Glorious landscaped grounds with tennis court, orchard, woodland and productive gardens, approached via a sweeping private driveway and framed by spectacular countryside.





Atrium above main staircase



History & Architectural Heritage

Walford Manor has its origins in the historic Walford Estate, a site with roots dating back several centuries. The estate passed through a number of notable Shropshire families, including the Hord, Kynaston and Clive dynasties, before being acquired in 1818 by Joseph Muckleston of Prescott, Baschurch.

The present manor was subsequently designed by the renowned Shropshire Architect Edward Haycock Sr. and constructed between 1831 and 1835 for Robert Aglionby Slaney. Robert Aglionby Slaney (1791-1862), was an influential MP for Shrewsbury and noted social reformer, whose family connections to Walford helped shape the Estate's nineteenth-century development. Today, Walford Manor stands as an elegant country residence, reflecting both its rich heritage and enduring place within the Shropshire landscape.

Walford Manor is a superb example of Haycock's classical design philosophy, the Manor combines elegant proportions, grand reception rooms and magnificent architectural detailing with modern comforts and thoughtful restoration. Walford Manor is widely regarded as one of Edward Haycock Sr.'s most accomplished residential commissions. Renowned throughout Shropshire for his mastery of Greek Revival and Italianate architecture, Haycock created a residence characterised by symmetry, elegant masonry, generous sash windows and beautifully proportioned interiors.

The house exemplifies the classical ideals for which he became known, with grand reception rooms, impressive ceiling heights and carefully considered circulation spaces.

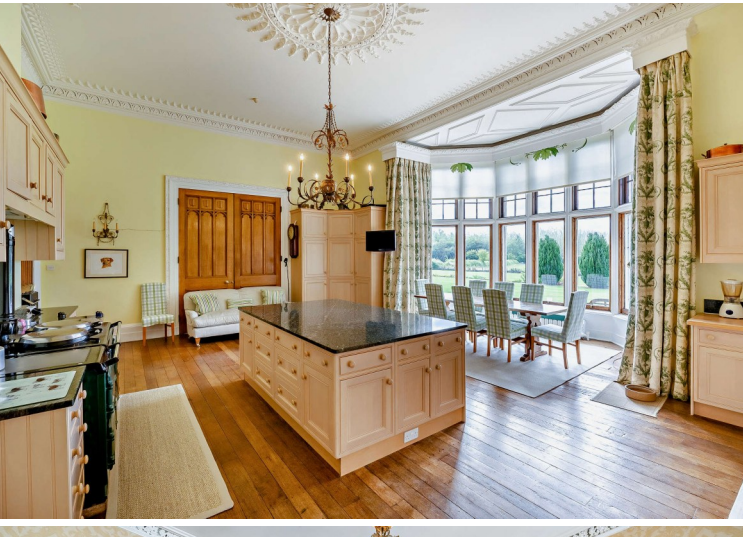
Extensive restoration and interior enhancement have ensured the preservation of these important architectural qualities while adapting the property for contemporary family living.













Beautiful Interiors

Approached via a sweeping driveway, the house occupies a commanding position within its grounds, carefully orientated to maximise privacy and capture spectacular views across the surrounding Shropshire countryside. The result is a residence of remarkable beauty and presence, offering an enviable balance of history, grandeur and family living.

A magnificent stone portico leads into an impressive hall, immediately setting the tone for the quality and scale found throughout the house. The hall is richly detailed with decorative dentil cornicing, intricate ceiling roses and wonderfully balanced proportions, all centred around a magnificent solid oak cantilever staircase. The staircase gracefully rises through the house with a bespoke balustrade, creating a stunning architectural focal point.

A decorative archway from the hall leads into the elegant drawing room, where a deep bay window frames glorious views across the gardens and surrounding landscape.

An open fireplace provides warmth and character, while original period detailing reflects the house's distinguished heritage.

Oak flooring extends seamlessly from the entrance hall through the principal reception rooms, enhancing the sense of flow and grandeur.

Double doors connect the drawing room to a formal dining room, a beautifully proportioned space featuring large sash windows and exceptional views, making it ideal for both formal entertaining and family gatherings.

From the dining room, further double doors open into the kitchen breakfast room, creating a wonderfully sociable layout, perfect for entertaining.







The entrance hall also provides access to a charming sitting room with an attractive open fireplace, while an inner hallway leads to a study, offering a peaceful workspace away from the main living areas and a boot room, and access to the cellar. The kitchen breakfast room has been designed with both family life and entertaining in mind. It features an excellent range of fitted cabinetry, granite work surfaces and a substantial central island. A four-oven AGA with companion unit forms the heart of the room, while large sash windows flood the space with natural light and frame picturesque garden views.

Adjoining the kitchen is a practical utility room and beyond is a particularly spacious billiards room. This impressive entertaining space benefits from an open fireplace and offers versatility for a variety of leisure pursuits and social occasions.

Beyond the billiards room is a useful storage area, separate WC and access to a small enclosed garden which has access into the courtyard, creating a practical service area that complements the principal accommodation.

The elegant oak staircase rises to the principal bedroom suite, which enjoys some of the finest views from the house, stretching towards The Breiddens, The Long Mynd and Pontesford Hill on clear days. The suite benefits from fitted wardrobes and a well-appointed en suite bathroom.

The first floor also provides four further generous double bedrooms together with four bathrooms, offering excellent accommodation for family and guests while retaining the grandeur expected of a house of this calibre.

The second floor offers additional flexibility, comprising three further double bedrooms, a shower room, family bathroom and extensive storage facilities. These rooms are ideal for guests, older children, staff accommodation or hobby rooms.





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Courtyard House


The Coach House


Park House

Apartments

A notable feature of Walford Manor is the inclusion of two generous self-contained apartments within the main house, both currently let on Assured Shorthold Tenancies. These provide an attractive income stream and offer flexibility for multigenerational living, guest accommodation or continued investment opportunities.

Apartment 1:

1,855 sq ft.
Spacious ground floor two bedroom apartment. Includes two allocated parking spaces and a professionally maintained garden shared with one other apartment.

Apartment 2:

1,854 sq ft.
Spacious first and second floor two bedroom apartment. Includes two parking spaces and a professionally maintained garden shared with one other apartment

Houses

In addition to the flats are two cottages located in the courtyard behind the house, both of which are currently let, but would also make for excellent multi generational accommodation or space for family and friends to stay. The cottage include:

Courtyard House:

2,099 sq ft.
Wing of the main house. Three bedrooms, two bathrooms and a large home office. Includes parking for two cars and an outdoor seating area.

The Coach House:

2,190 sq ft.
Spacious three bedroom property with private parking and garden.

Park House sits within the grounds of Walford Hall and is being retained, but can be offered with a right of pre-emption to the purchaser.


Garaging and log store





Gardens and Grounds

Walford Manor is approached via a long private driveway which winds through the grounds before opening onto an extensive gravelled parking area, creating a magnificent arrival befitting a house of this stature.

The principal elevations are beautifully framed by lavender and rose beds, together with mature wisteria and climbing roses, which enhance the timeless elegance of the property throughout the seasons.

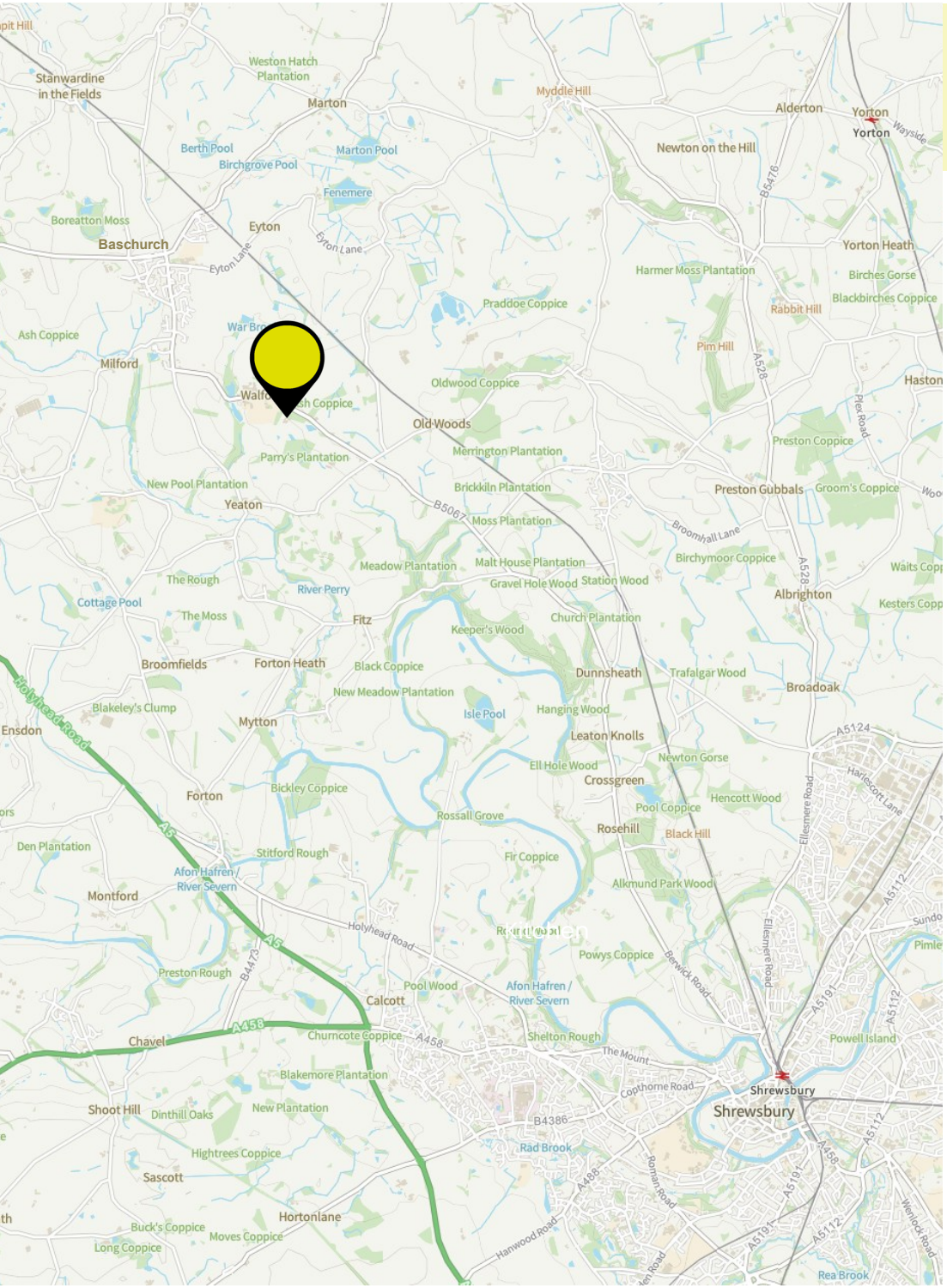
The gardens have been thoughtfully designed and meticulously maintained, with expansive manicured lawns interspersed with colourful herbaceous borders, flowering shrubs and specimen planting. A gravel pathway meanders through the gardens, leading to a tarmac tennis court, discreetly screened by established laurel hedging and perfectly positioned for privacy and enjoyment.

Beyond the formal gardens lies a charming copse of mature oak trees and an orchard, providing a natural extension to the landscaped setting and creating areas of shade, interest and wildlife habitat. A productive garden area incorporates two greenhouses and raised beds, ideal for those wishing to embrace a sustainable lifestyle or pursue horticultural interests.

Further practical amenities include garaging and two car ports, thoughtfully positioned away from the principal house. Areas of mature woodland add to the sense of privacy and seclusion, while estate fencing to the boundaries preserves uninterrupted views across neighbouring pastureland towards the rolling Shropshire countryside and distant hills beyond.

The combination of formal gardens, recreational facilities, productive grounds and enchanting woodland creates an exceptional setting that perfectly complements the grandeur and architectural significance of Walford Manor. The elevated position and open outlook afford far-reaching views across the surrounding landscape, providing a spectacular backdrop to this distinguished country residence.

The grounds and gardens of Walford Manor extend to approximately 12 acres, with a further 1.6 acres demised to Park House.



Location

Walford Manor enjoys an enviable position on the edge of the sought-after village of Baschurch, one of North Shropshire's most desirable and well-served villages. Combining a wonderful rural setting with excellent connectivity.

Baschurch provides a strong sense of community and an excellent range of everyday amenities including a village shop, post office, public houses, medical facilities, sports clubs and recreational facilities. The village is also home to the renowned Shrewsbury Polo Club, located nearby at Moor Farm, offering lessons, tournaments and social events throughout the season.

The historic county town of Shrewsbury lies approximately 8 miles to the south, providing an extensive range of independent boutiques, restaurants, cafés, theatres and cultural attractions centred around its picturesque medieval streets.

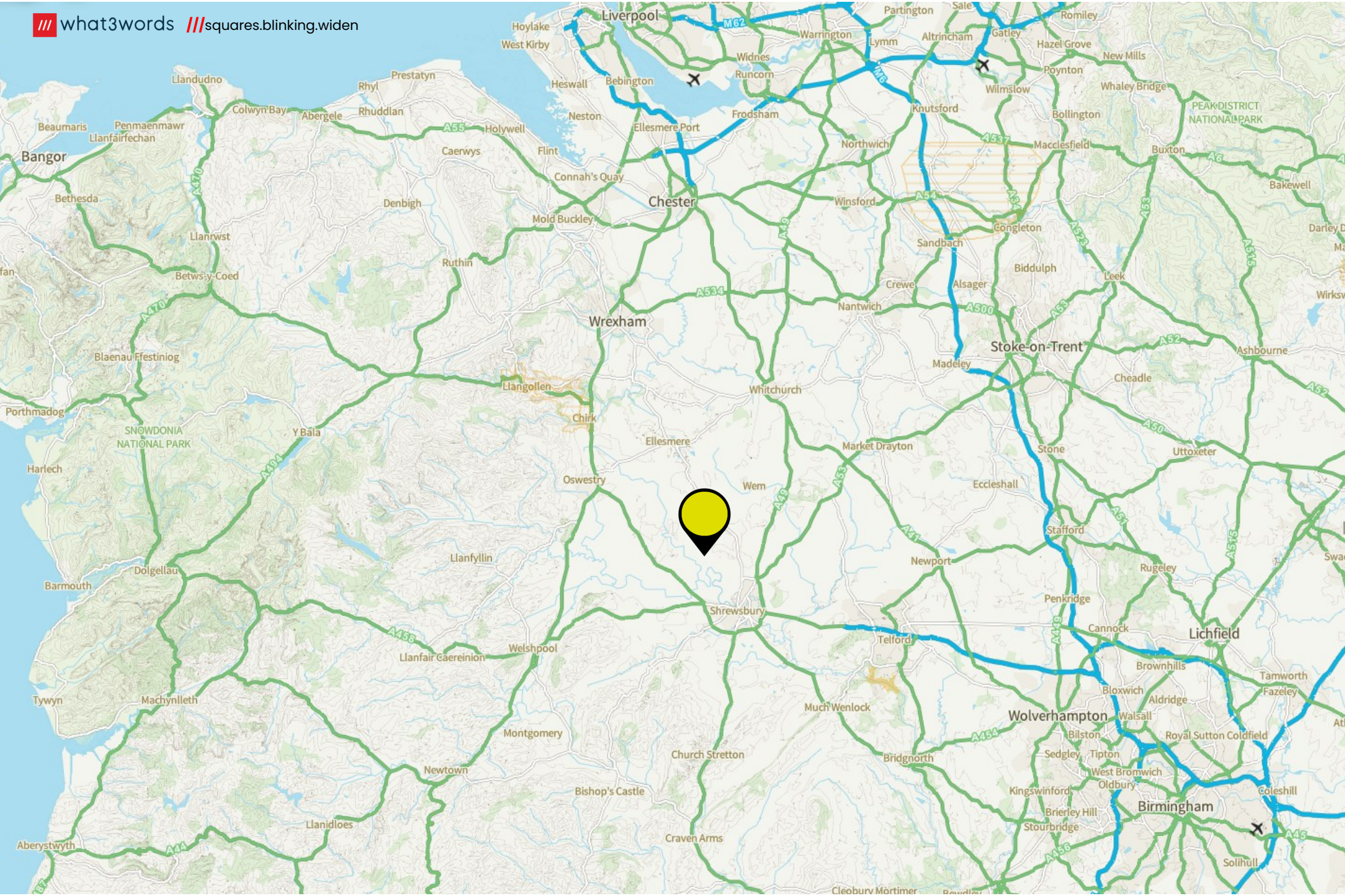
For schooling, the area is particularly well regarded. Within the village is The Corbet School, a highly respected secondary school. An excellent selection of private schools can also be found nearby including Shrewsbury School, Shrewsbury High School, Packwood Haugh School (approximately 5 miles), Moreton Hall School near Oswestry (approximately 12 miles) and Adcote School for Girls (approximately 6 miles).

The surrounding countryside offers a wealth of leisure opportunities including walking, riding and cycling through the Shropshire Hills and along nearby canal networks. There are several renowned golf courses in the region together with country pursuits, equestrian facilities and sailing at Ellesmere's famous meres.

The A5 provides access east towards Telford and the M54, connecting onwards to the national motorway network, whilst the A49 gives access north towards Cheshire and south towards Herefordshire.

The nearby market town of Oswestryis approximately 10 miles away, whilst Chester is about 33 miles to the north and Birmingham approximately 55 miles to the south-east.

Rail services are available from Shrewsbury station providing connections to London Euston, Birmingham, Manchester, Chester and Cardiff, making Walford Manor particularly attractive for those seeking a country lifestyle without sacrificing accessibility.


what3words ///squares.blinking.widen
Liverpool
Hoylake
West Kirby
Partington
Sale
Romiley
Warrington
Lymm
Altrincham
Gatley
Hazel Grove
New Mills
Widnes
Runcorn
Poynton
Heswall
Bebington
Wilmslow
Whaley Bridge
Llandudno
Rhyl
Prestatyn
Colwyn Bay
Abergele
Rhuddlan
Neston
Ellesmere Port
Frodsham
Knutsford
Bollington
PEAK DISTRICT NATIONAL PARK
Beaumaris
Penmaenmawr
Llanfairfechan
Holywell
Caerwys
Flint
Northwich
Macclesfield
Buxton
Bangor
Connah's Quay
Chester
Winsford
Bakewell
Bethesda
Denbigh
Mold
Buckley
Congleton
Sandbach
Llanrwst
Ruthin
Biddulph
Leek
Betws-y-Coed
Crewe
Alsager
Nantwich
Wrexham
Stoke-on-Trent
Ashbourne
Madeley
Blaenau Ffestiniog
Llangollen
Whitchurch
Cheadle
Porthmadog
Chirk
SNOWDONIA NATIONAL PARK
Y Bala
Ellesmere
Market Drayton
Stone
Uttoxeter
Harlech
Oswestry
Wem
Eccleshall
Stafford
Llanfyllin
Newport
Rugeley
Dolgellau
Barmouth
Penkridge
Shrewsbury
Cannock
Lichfield
Telford
Welshpool
Llanfair Caereinion
Brownhills
Tamworth
Bloxwich
Fazeley
Aldridge
Tywyn
Machynlleth
Much Wenlock
Wolverhampton
Walsall
Montgomery
Bilston
Royal Sutton Coldfield
Church Stretton
Sedgley
Tipton
Bridgnorth
Newtown
West Bromwich
Oldbury
Bishop's Castle
Kingswinford
Coleshill
Brierley Hill
Birmingham
Llanidloes
Stourbridge
Aberystwyth
Craven Arms
Solihull
Cleobury Mortimer



















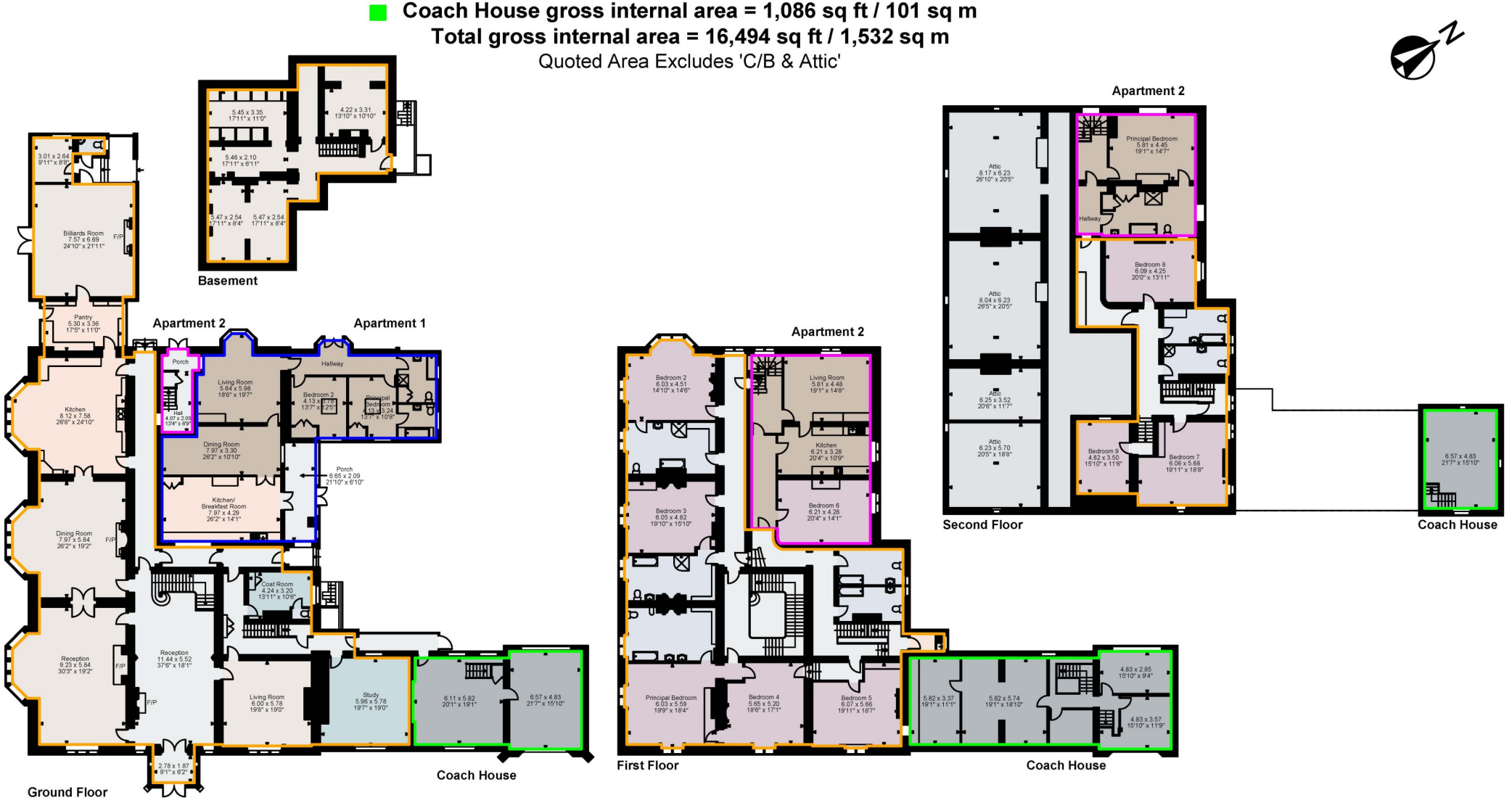






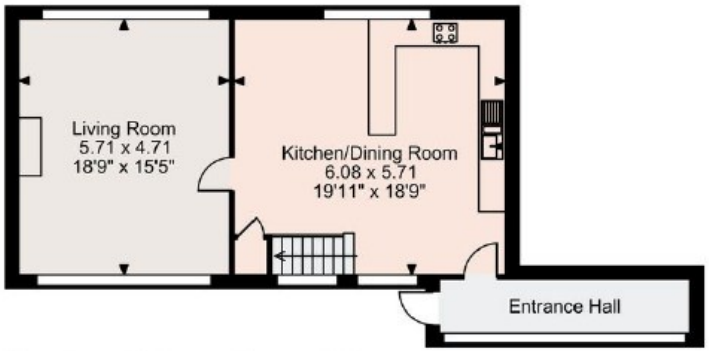
Walford Manor, Baschurch

Main House gross internal area = 11,745 sq ft / 1,091 sq m
Apartment 1 gross internal area = 1,778 sq ft / 165 sq m
Apartment 2 gross internal area = 1,885 sq ft / 175 sq m
Coach House gross internal area = 1,086 sq ft / 101 sq m
Total gross internal area = 16,494 sq ft / 1,532 sq m
Quoted Area Excludes 'C/B & Attic'

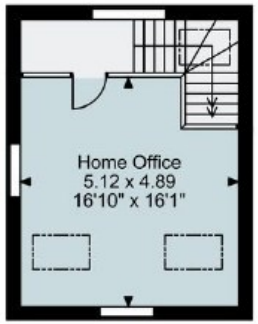


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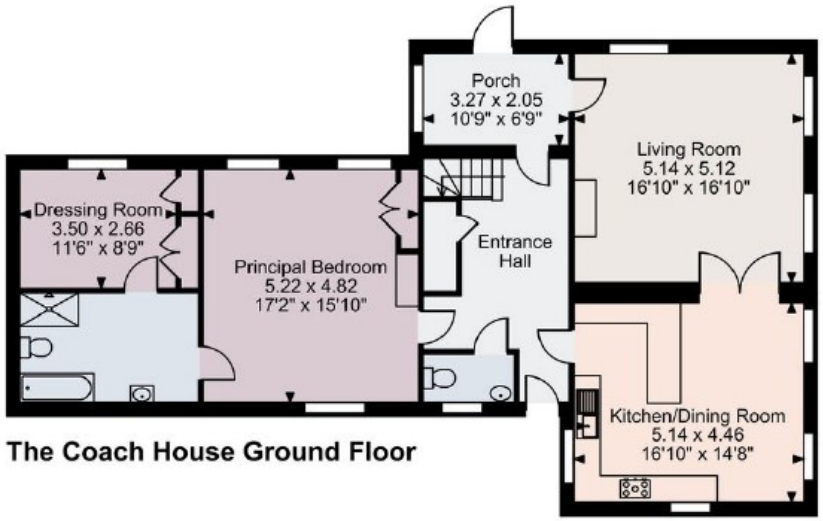
Cottages, Baschurch, Shrewsbury
Courtyard House gross internal area = 2,099 sq ft / 195 sq m
The Coach House gross internal area = 2,191 sq ft / 204 sq m
Total gross internal area = 4,290 sq ft / 399 sq m



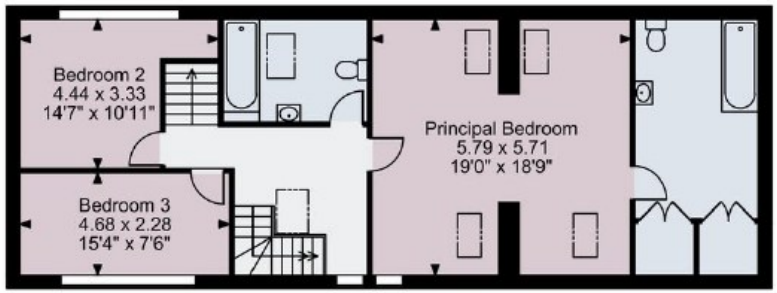
Courtyard House Ground Floor



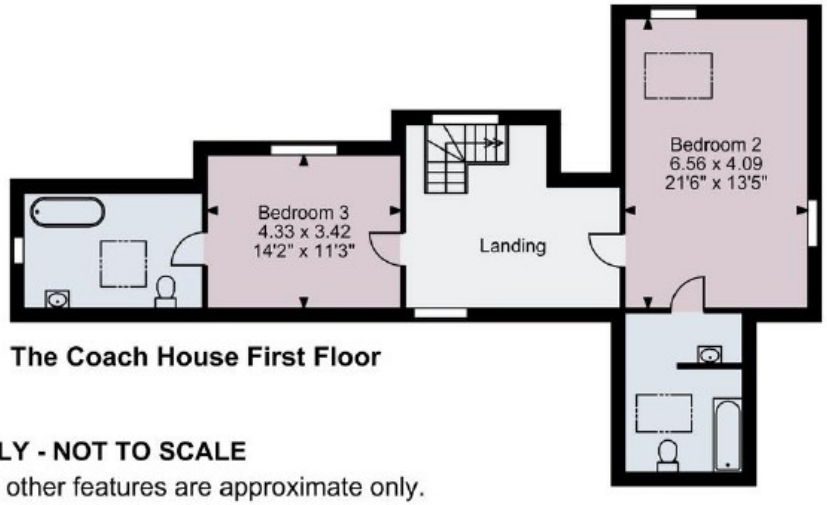
Courtyard House Second Floor



The Coach House Ground Floor



Courtyard House First Floor



The Coach House First Floor

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89.6m
Walford Park
90.1m
92.5m
B 5067
89.5m
Park House
The Coach House
Courtyard House
Apartments 1 & 2
Walford Manor
Walford Smallholding
Pond
91.7m
Lodge
Ponds
Walford Manor Demise
Park House Demise
Shared Access with Park House

Tenancy Schedule

Property Name	Size (sq ft)	Size (m²)	Rent pcm	Tenancy	EPC
Walford Manor (main house)	11,745	1,091	n/a	Vacant Possession	**E** 42
The Coach House	2,190	203	£1,500	Assured Periodic Tenancy	**E** 39
Courtyard House	2,099	195	£1,100	Assured Periodic Tenancy	**E** 42
Apartment 1, Walford Manor	1,855	175	£750	Assured Periodic Tenancy	**E** 42
Apartment 2, Walford Manor	1,854	172	£775	Assured Periodic Tenancy	**E** 42
Total	19,743 sq ft	1,834 m²	£4,125		
Total Site Area	12.3 acres				
Park House and Woodland Demise	1.56 acres				

For further information, contact:

Cooper Green Pooks
Tim Pook MRICS
01743 276 666
tcp@cgpooks.co.uk

Savills
Charlie Kannreuther
Peter Daborn
01952 239 500
Peter.daborn@savills.com

All viewings are strictly by appointment

Tenure Freehold

Services (not checked or tested):
It is understood that all mains services are connected.
Interested parties are advised to make their own enquiries with the relevant utility companies.

Council Tax Band H

Local Authority:
Shropshire Council
The Guildhall
Frankwell Quay
Shrewsbury
SY3 8HQ

03456 789 000

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