






THE OLD RECTORY, UPTON MAGNA

Shrewsbury, Shropshire, SY4 4TZ



A MAGNIFICENT GRADE II LISTED FORMER RECTORY

A Grade II listed house believed to date to 1856 and credited as designed by the architect G E Street, famed for Victorian Gothic revival and known for his design of The Royal Courts of Justice in London.

			EPC
6	4	4	F

Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

Services: Both properties are on mains water, electricity and drainage. The Old Rectory has oil fired central heating. The Old Bake House has an electric heating system.

Agents Note: The Old Rectory is registered as Grade II listed.

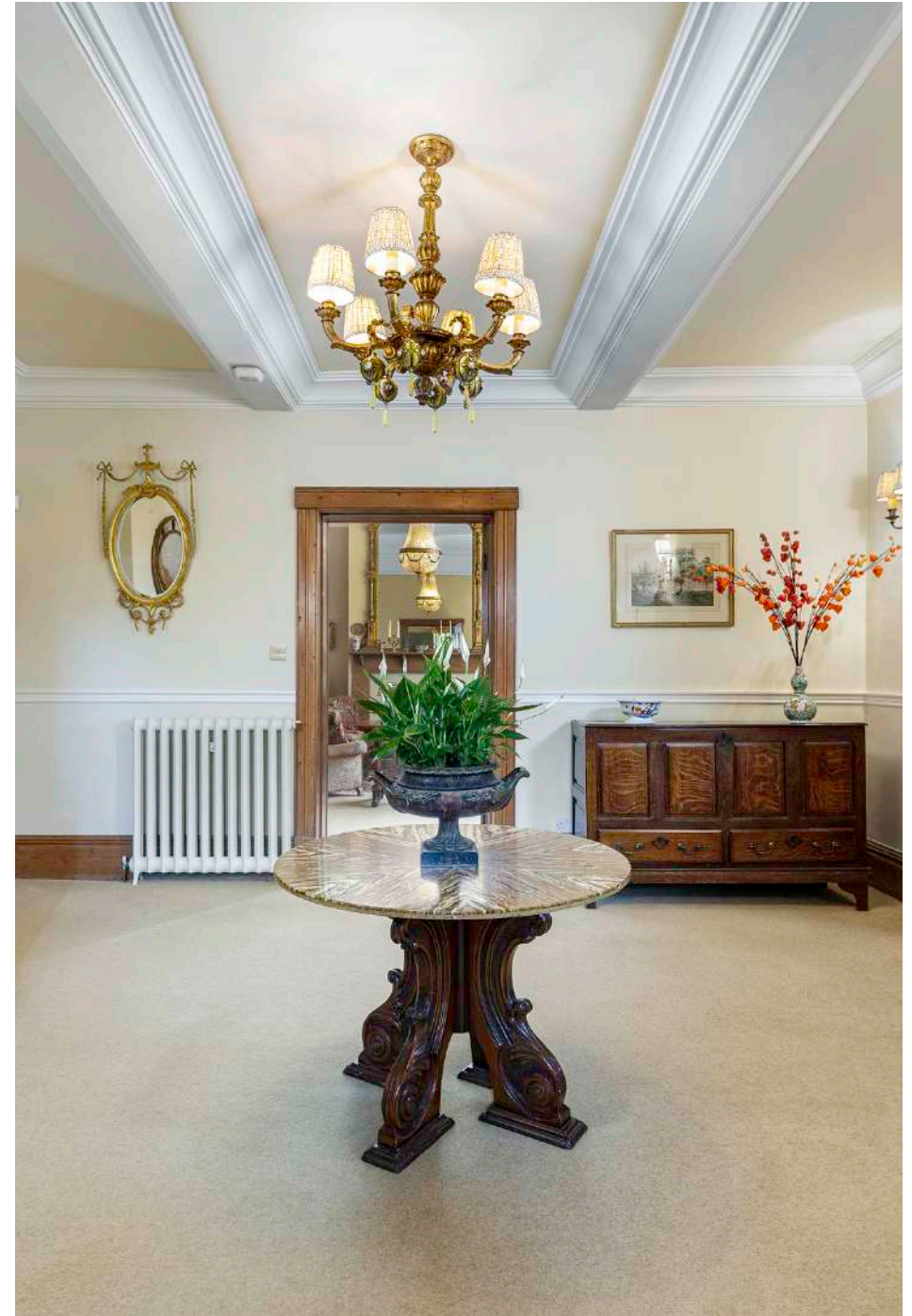
Guide Price: £1,750,000



THE OLD RECTORY, UPTON MAGNA

A much loved and cared for family home to the current owners for the last 28 years with excellent accommodation that sits superbly in its private grounds of 3.26 acres.

Hidden away behind a walled garden, it has the benefit of being both central to the village yet on the edge with views out over adjoining farmland. It is approached by a long sweeping driveway flanked by lawns that leads to the front of the house.









THE PROPERTY

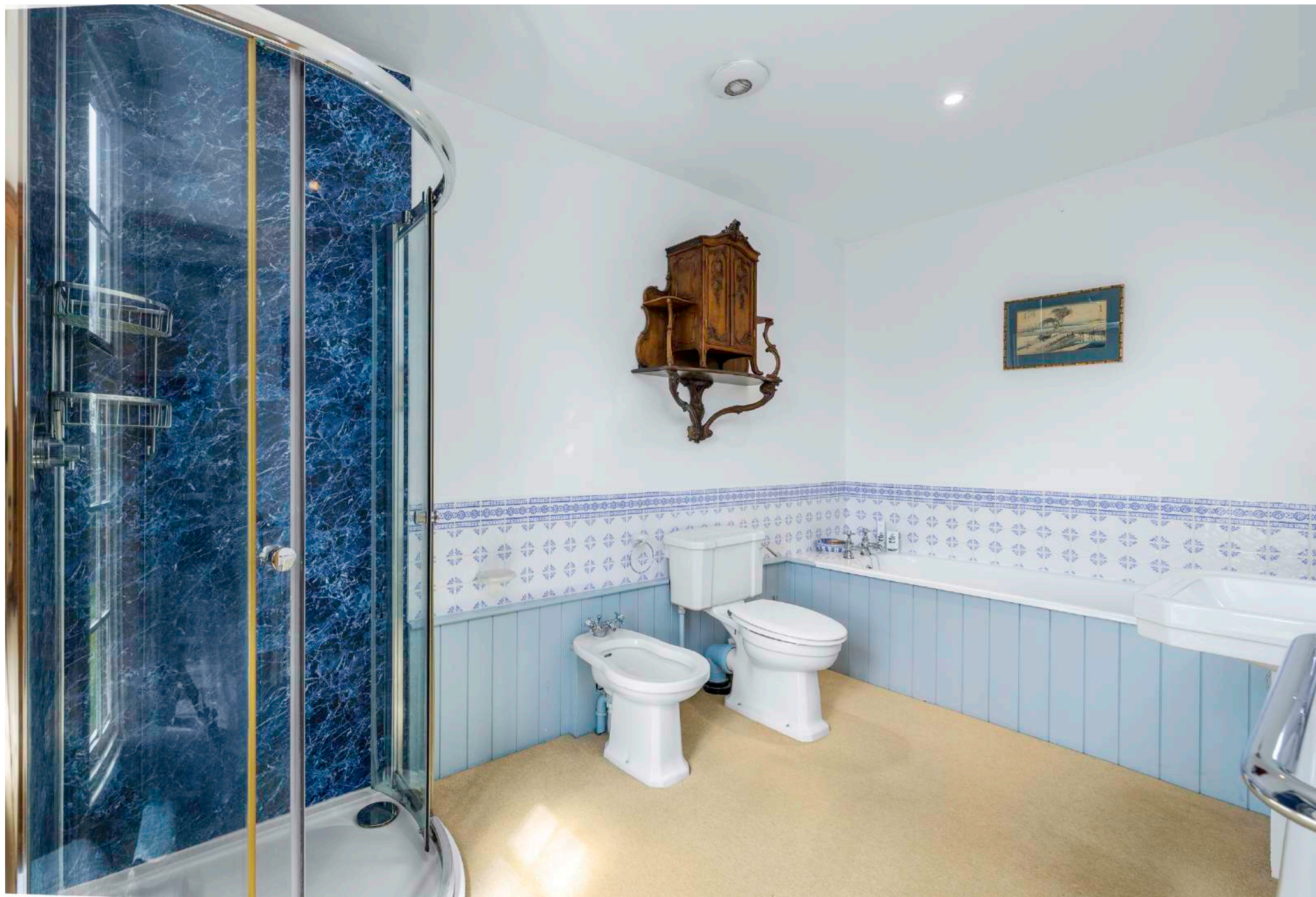
A grand reception hall leads to a splendid range of reception rooms with formal rooms including drawing room, dining room and study with a family room set off the large kitchen breakfast room.

A large utility and boot room with further stores and larders adjoining are set to the rear of the house.

On the first floor are six/seven bedrooms, dressing room (bed seven) and four bath/shower rooms all circulating off large landings and hallways.

Throughout there are numerous period features with most rooms having high ceilings, large windows (many with original shutters) and rooms with open fireplaces.







THE OLD BAKE HOUSE

This adjoins the main house and interconnects on the first floor with the landing.

It has been used until recently as independent secondary accommodation with a large, fitted kitchen / dining room, sitting room with stairs up to a double bedroom and large bathroom.





GARDENS, GROUNDS AND OUTBUILDINGS

The gardens are beautifully landscaped and extend to approximately 3.26 acres. A defining feature of the grounds is the impressive collection of mature trees, creating a wonderful parkland setting. Expanses of immaculately maintained lawns are complemented by vibrant flower beds and borders, all interwoven with attractive gravel pathways. The grounds are well enclosed by established hedging, fencing, and, in large part, a brick wall—providing an exceptional degree of privacy for a property situated in the heart of the village. A discreetly positioned tennis court lies in the far corner and is regularly enjoyed. The property benefits from workshops, and storage buildings, along with ample space—subject to the necessary planning permissions and listed building consent—for the creation of further garaging if desired. The walled garden, with its desirable southerly aspect, features a substantial glasshouse ideal for cultivating vegetables, complemented by additional raised beds to the front.









DIRECTIONS (POSTCODE SY4 4TZ)

From Shrewsbury leave on the A49 at the Sundorne roundabout and take the B5062 towards Uffington. After 1.4 miles turn right and keep going for another 0.7 miles before turning right again and heading for about 1.3 miles that take you into the centre of the village. Head down the lane towards the church and at the bottom you will find the sweeping drive that leads up to The Old Rectory.

What3words:

<https://w3w/clipped.stoops.mysteries>

Distances

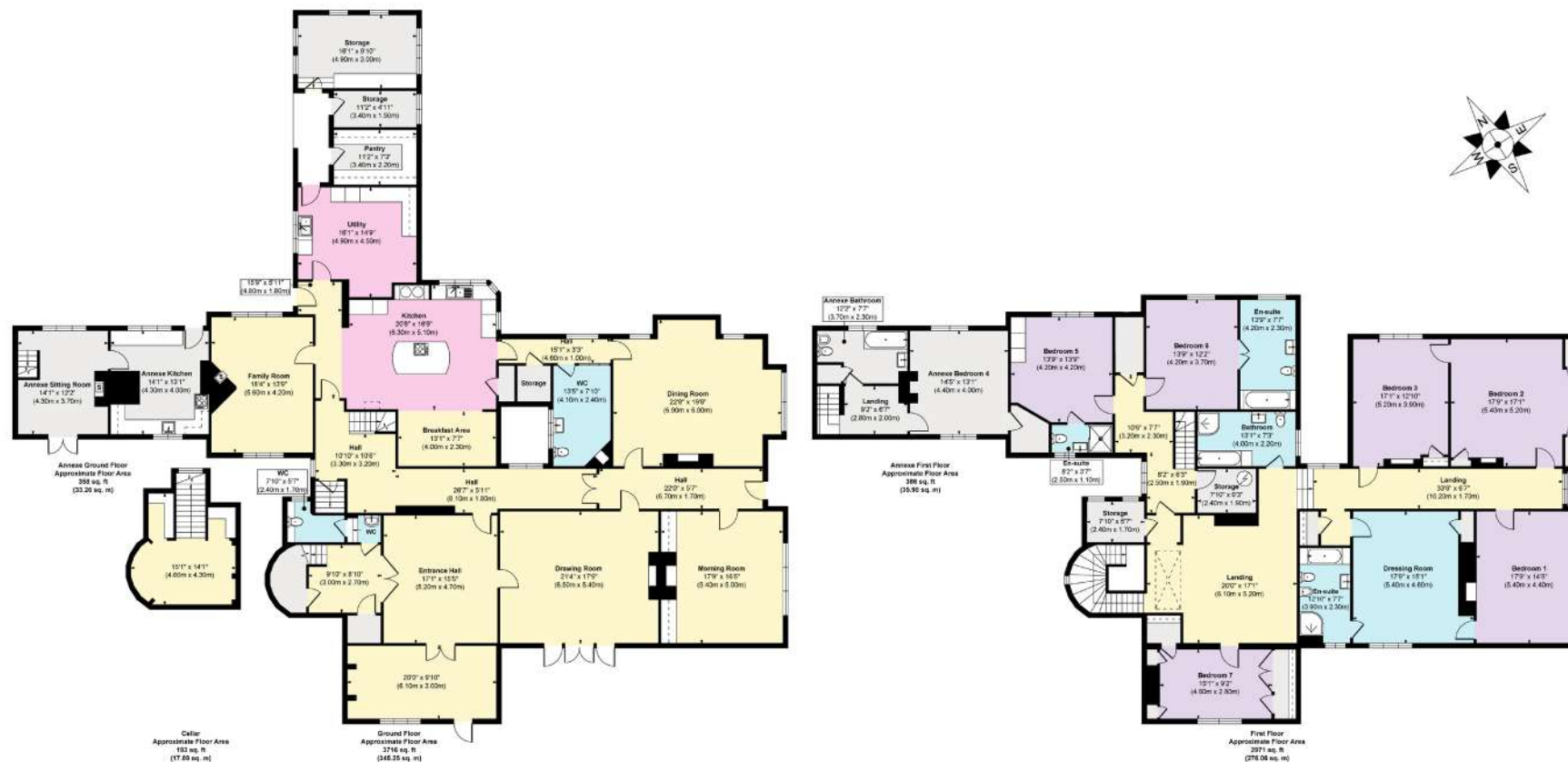
Shrewsbury 4 miles (centre 6 miles), Telford 13 miles, Birmingham 47 miles
(Distances and time approximate).







The Old Rectory, Upton Magna, Shrewsbury, Shropshire, SY4 4T



Approx. Gross Internal Floor Area
Cellar = 193 sq. ft / 17.89 sq. m
Main House = 6687 sq. ft / 621.31 sq. m
Annexe = 744 sq. ft / 69.16 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.
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We would be delighted
to tell you more.

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