



# LIME TREE COTTAGE

STANTON UPON HINE HEATH | SHREWSBURY | SY4 4LN





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Shrewsbury 7.3 miles | Telford 17.6 miles  
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE DETACHED FAMILY HOME THAT HAS BEEN COMPLETELY TRANSFORMED BY THE CURRENT OWNERS, OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION.

Occupies a wonderful position in the village with wonderful views  
Expansive L shaped kitchen/dining/family room  
Expansive gardens  
Potential for multi-generational living  
Private gated driveway



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3Words - ///soon.rely.rolled

From Shrewsbury take the A53 for Market Drayton heading towards the village of Shawbury. Continue through Shawbury and just before Heal Eggs turn left signposted Stanton 1 mile. Proceed down Moreton View and on entering the village turn right and the property will be seen on the left hand side.

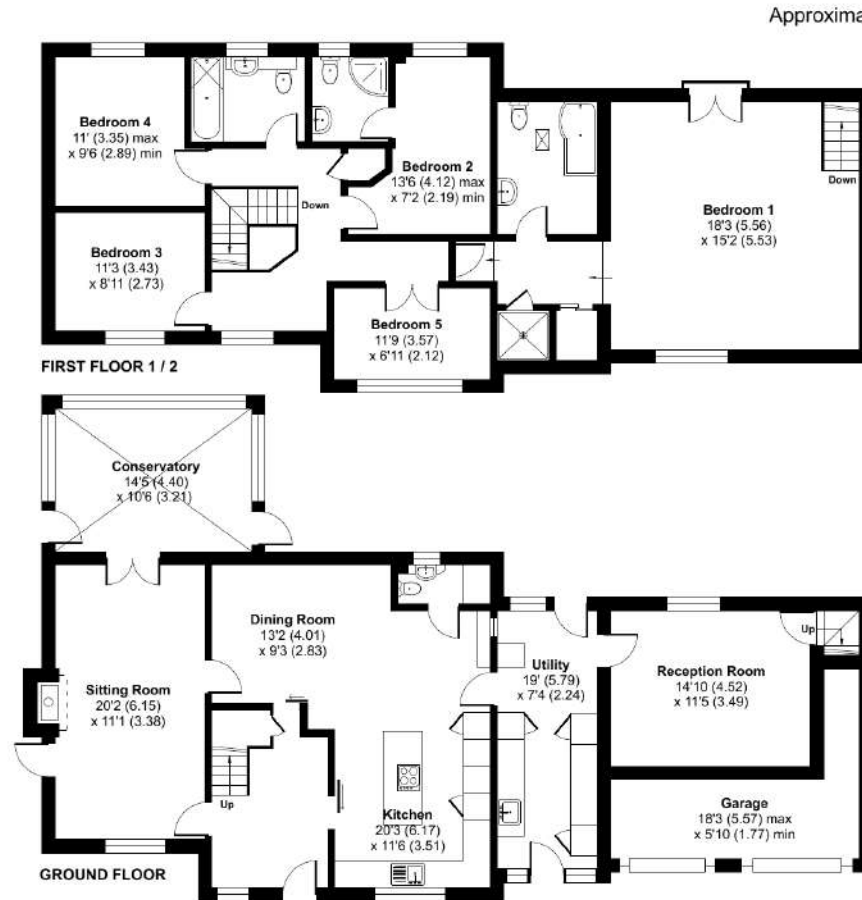
## SITUATION

Stanton Upon Hine Heath is an old historic village set slightly elevated against the River Roden and there is a popular and active public house. The historic county town of Shrewsbury offers a wider range of recreational and educational facilities. The area has excellent local private and state schools, with Prestfelde, Birchfield and Packwood Haugh Preparatory Schools all nearby. Shrewsbury School, Shrewsbury High School, Wrekin College, Newport and Wolverhampton Grammar Schools, for secondary education, are all close by. The A53 to Shrewsbury provides good access to the A49 north towards Chester and the M54 towards Wolverhampton and Birmingham. There is a mainline train service to London from Shrewsbury.

## PROPERTY

Lime Tree Cottage is an exceptional five-bedroom detached residence, beautifully transformed by the current owners to provide spacious, versatile, and impeccably presented accommodation arranged over two floors. Thoughtfully extended and remodelled, the home combines elegant design with modern living, finished throughout to an outstanding standard.

Occupying a delightful position within the village, the property enjoys attractive wraparound gardens, a peaceful setting, and far-reaching countryside views to the rear.



Approximate Area = 2401 sq ft / 223 sq m  
Garage = 128 sq ft / 11.9 sq m  
Total = 2529 sq ft / 234.9 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). © nichecom 2026. Produced for Halls. REF: 1418762

At the heart of the home is an impressive L-shaped open-plan kitchen, dining, and family space, perfect for both everyday living and entertaining. The kitchen is superbly appointed with quartz worktops, a central island with breakfast bar and induction hob, and high-quality integrated appliances including two Neff slide-and-hide ovens.

The ground floor offers a wealth of flexible living space, including an incredibly well proportioned welcoming sitting room with log-burning stove and French doors leading to a conservatory/garden room that would be perfect as a further reception room or playroom. There is a dedicated cinema room which historically was part of the annex. A utility room/second kitchen has direct separate access to the front of the property.





The principal bedroom suite is a luxurious retreat, featuring dual-aspect views, a dressing area, and a spacious en-suite bathroom with separate shower (with potential to reinstate a steam room), as well as a Juliet balcony overlooking the rear gardens and countryside beyond. Four further bedrooms provide excellent accommodation, one benefitting from its own en-suite, alongside a stylish family bathroom.

The layout also offers potential for a self-contained annex, as previously configured.

Additional modern features include Nest heating, a Nuair ventilation system, and integrated in-ceiling surround sound in selected rooms.

## OUTSIDE

Outside, the property is approached via private electric gates opening onto a gravel driveway, providing ample parking. The gardens extend around the home and into an additional paddock area, complete with a treehouse and in-ground trampoline, perfect for family life. There is also an outdoor oak room which is perfect for entertaining all year round.

A charming stream runs through the front garden, enhancing the tranquil setting, while the rear enjoys uninterrupted countryside views. There are two substantial garden sheds, and the garaging has been partially converted to provide useful storage behind both garage doors.

## 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

We understand that the property has the benefit of mains water, electricity and drainage. Oil fired central heating. 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.



