

Meadow View Manor

LIGHTEACH ROAD, PREES, WHITCHURCH, SY13

*A superb country residence enjoying uninterrupted
countryside views and a peaceful, charming
position on the edge of Whitchurch.*

DARREN LEONARD - SENIOR PROPERTY CONSULTANT

Meadow View Manor

Lighteach Road, Prees, Witchurch, SY13 2DR

7 Bedrooms | 7 Bathrooms | Swimming Pool | Sauna | Tennis Court | 6344sqft

This exceptional seven bedroom country residence, located just north of Shrewsbury, occupies approx. 5 acres in a beautiful rural setting in the highly desirable county of Shropshire. The property has undergone an extensive and thoughtful renovation, resulting in an impressive home with striking white render, which perfectly contrasts against the new roof and sits proudly at the end of the long, private drive.

The property is currently being used as an established six-figure holiday letting business, with bookings already in place for 2026, welcoming guests all year round to use the incredible facilities on offer.

The House

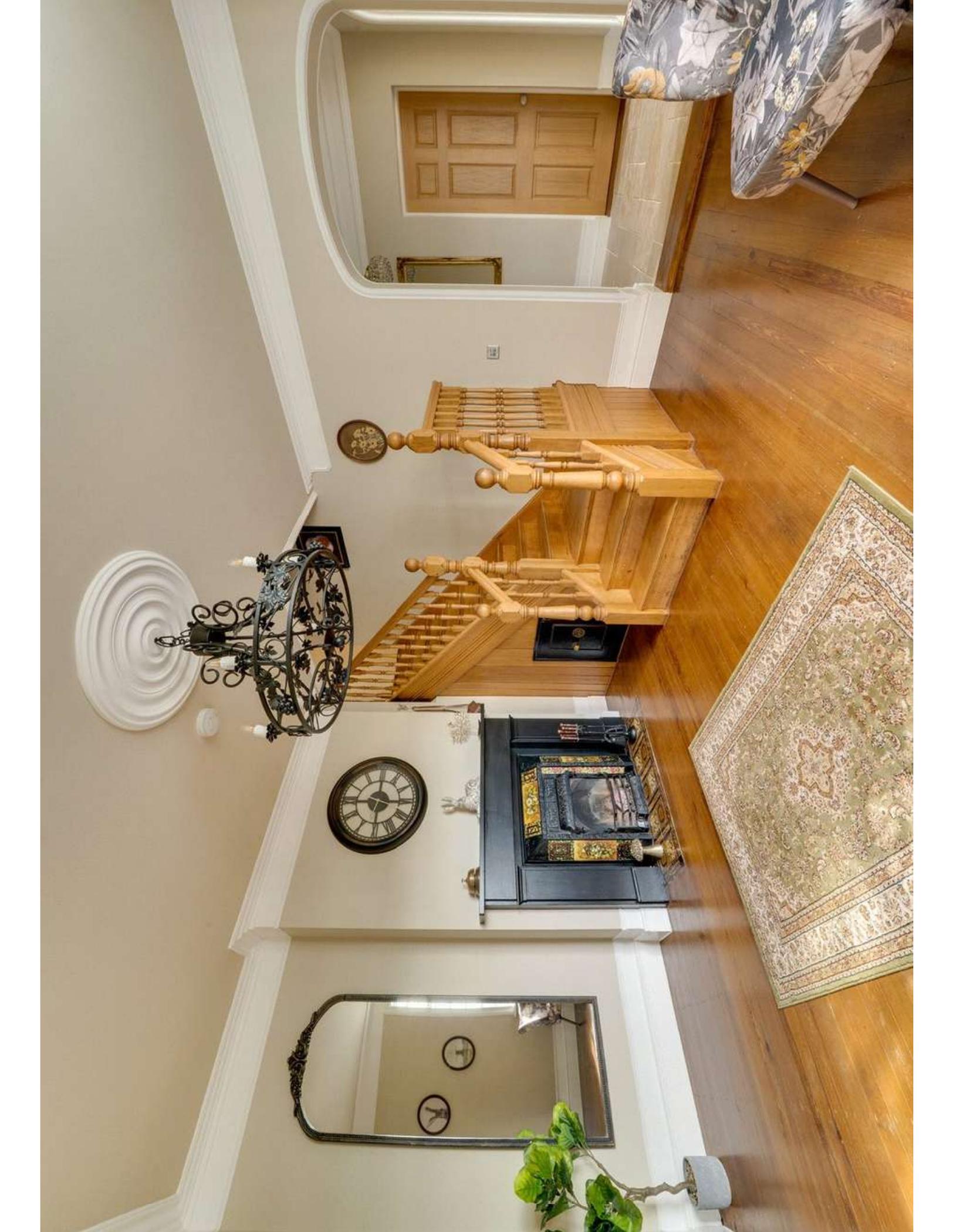
Step into the grand entrance hall, where original features such as the traditional staircase and a striking stained-glass window are complemented by elegant modern décor. Practicality meets style in the utility and boot room, complete with laundry facilities and a WC, ideal for drying dogs and storing walking gear after a day outdoors.

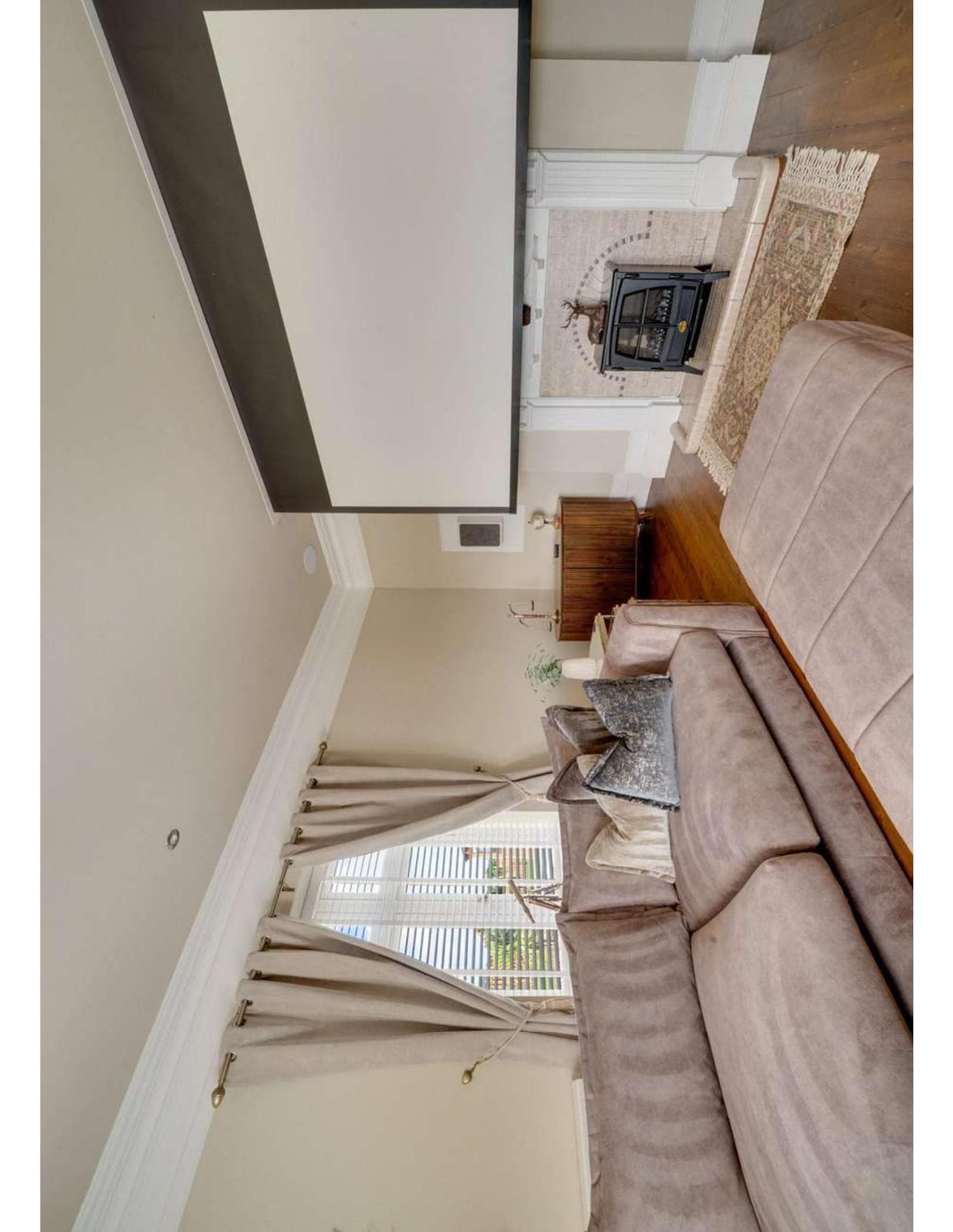
The heart of the home is the show-stopping kitchen, equipped with premium appliances and a sociable island seating six. A partially open-plan layout links seamlessly to the cosy snug, with a long sofa, Smart TV, and a raised wood burner that also warms the kitchen.

A separate dining room offers a spectacular setting for entertaining, with an enormous dining table, dedicated bar area, twin bottle fridges, and a wine chiller—perfect for celebratory feasts. The light-filled lounge provides garden views and doubles as a cinema room, complete with projector, drop-down screen, and an electric fire for cosy evenings.

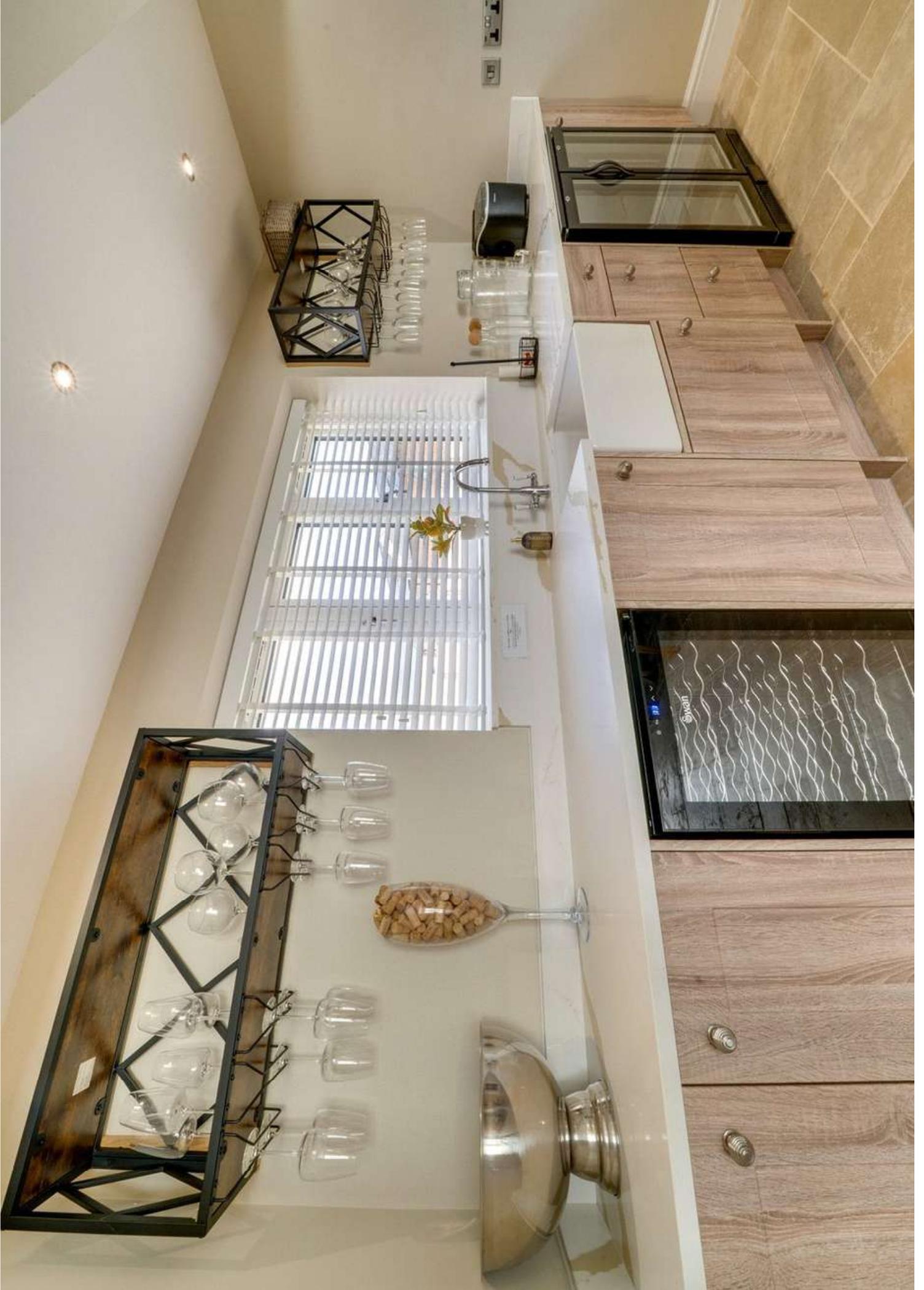


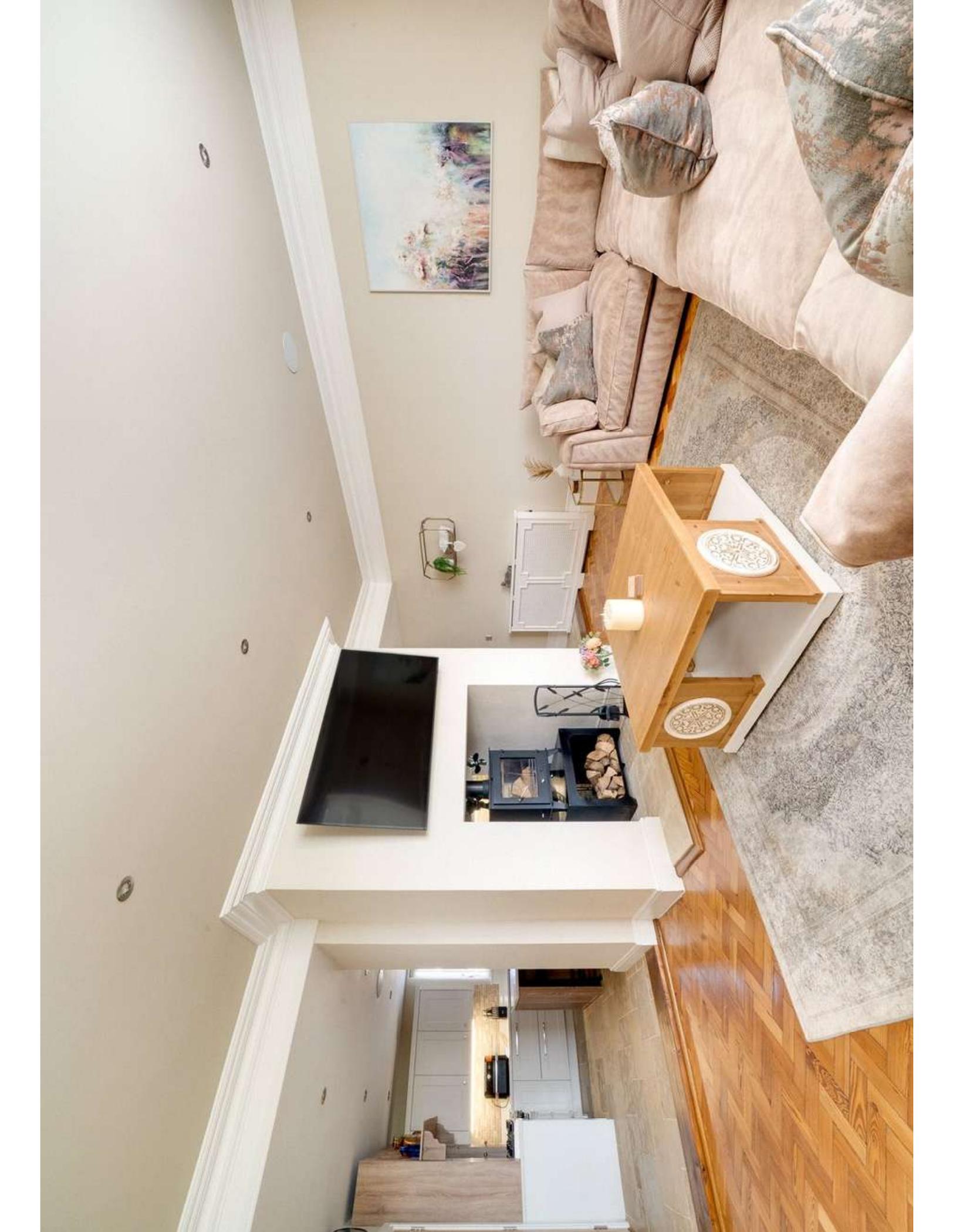






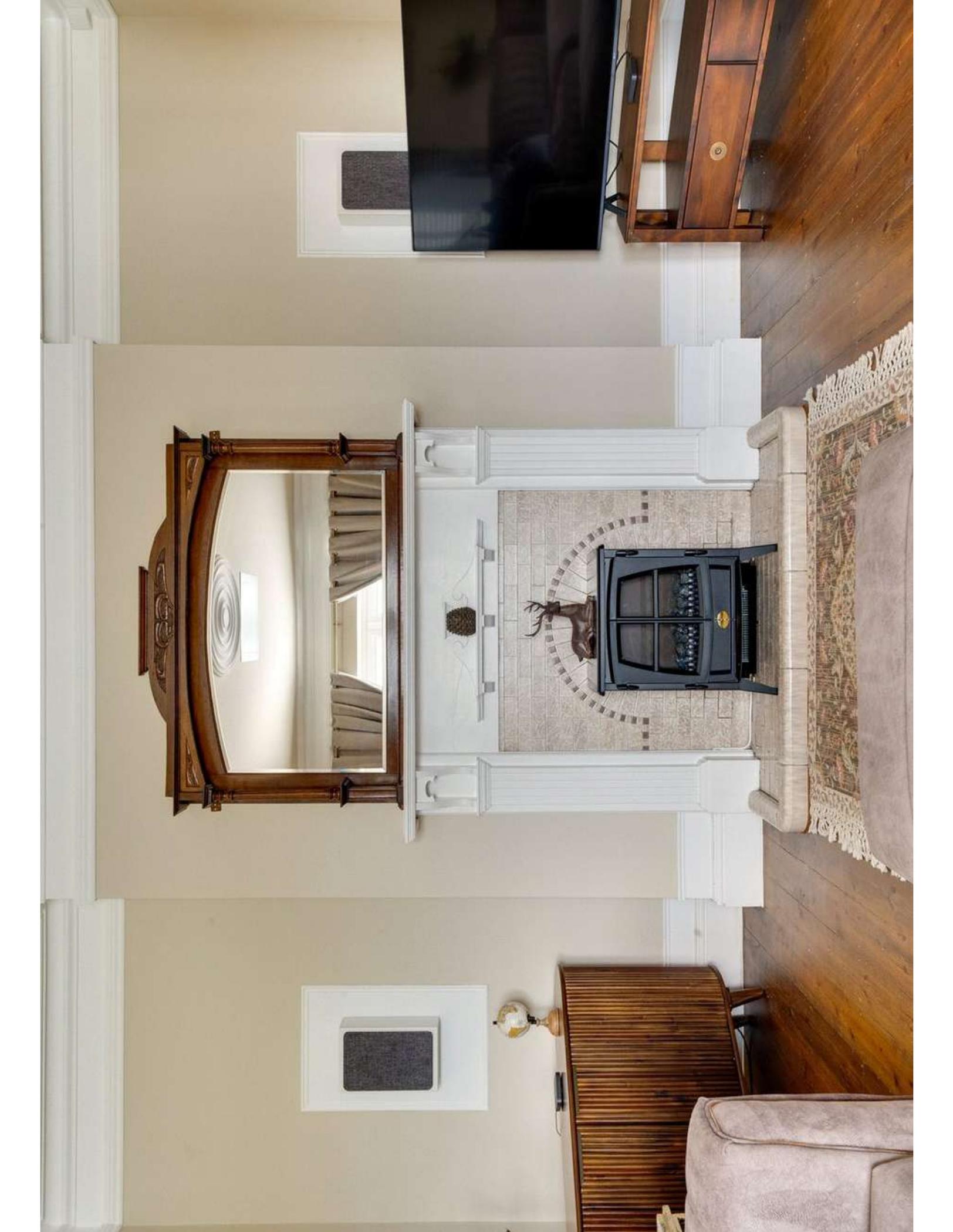






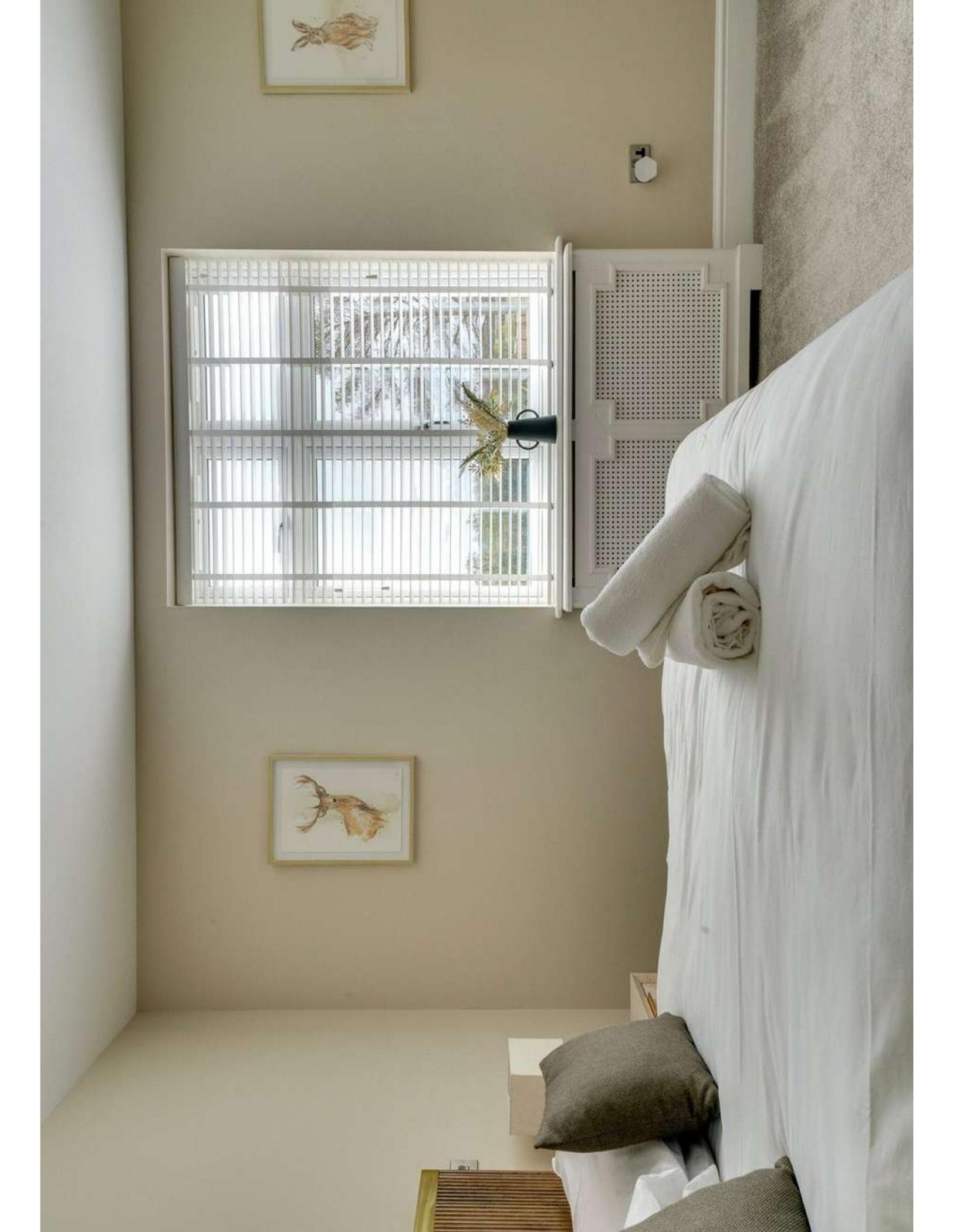
For fun-filled gatherings, the impressive games room is a highlight. Here, a full-size snooker table, arcade machine with 9,000 games, dartboard, and Smart TV are accompanied by a wood burner and double doors that open to the patio. State-of-the-art entertainment flows throughout the property with Bluetooth surround sound zones and Smart TVs in every room, including full Sky access.

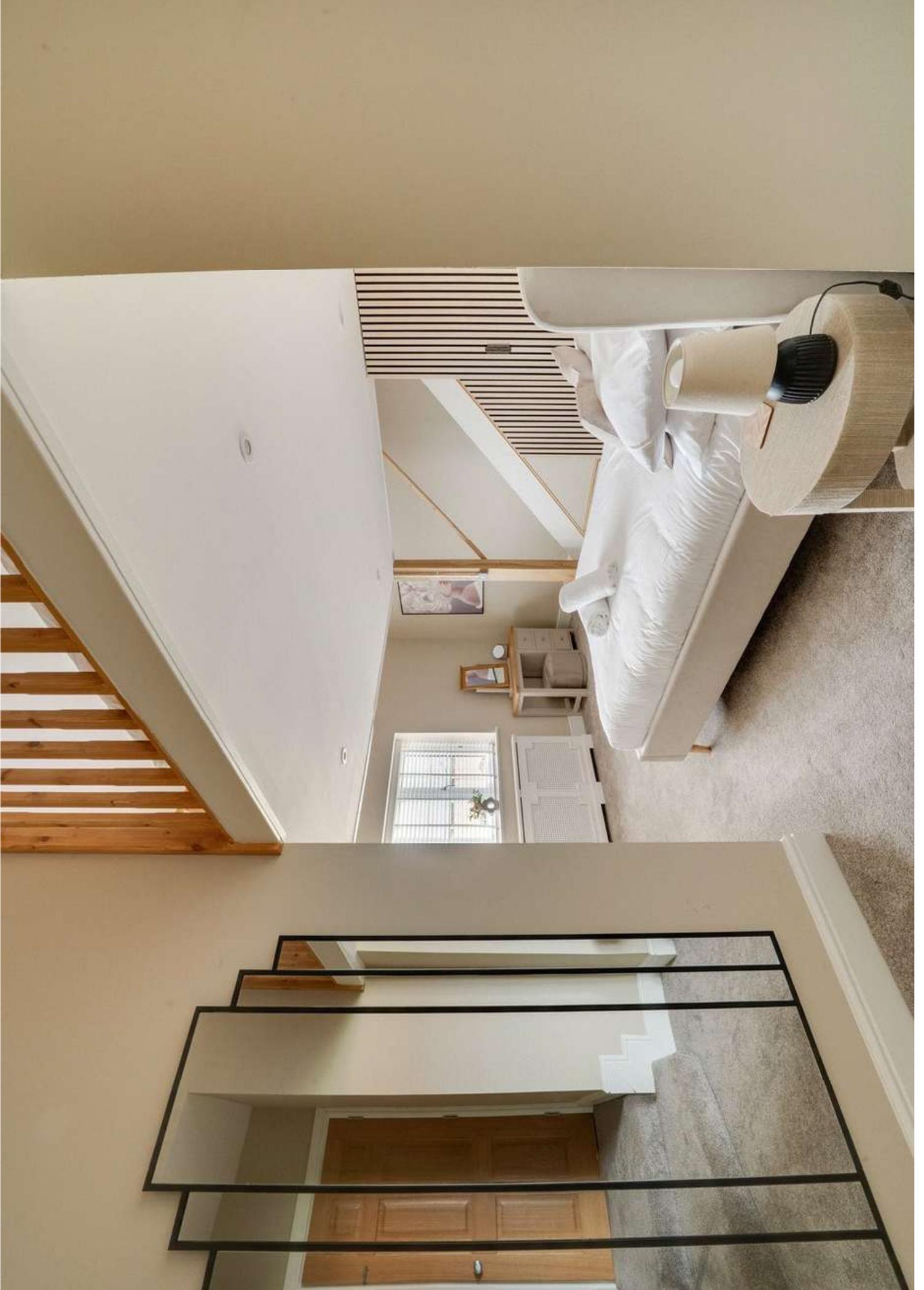


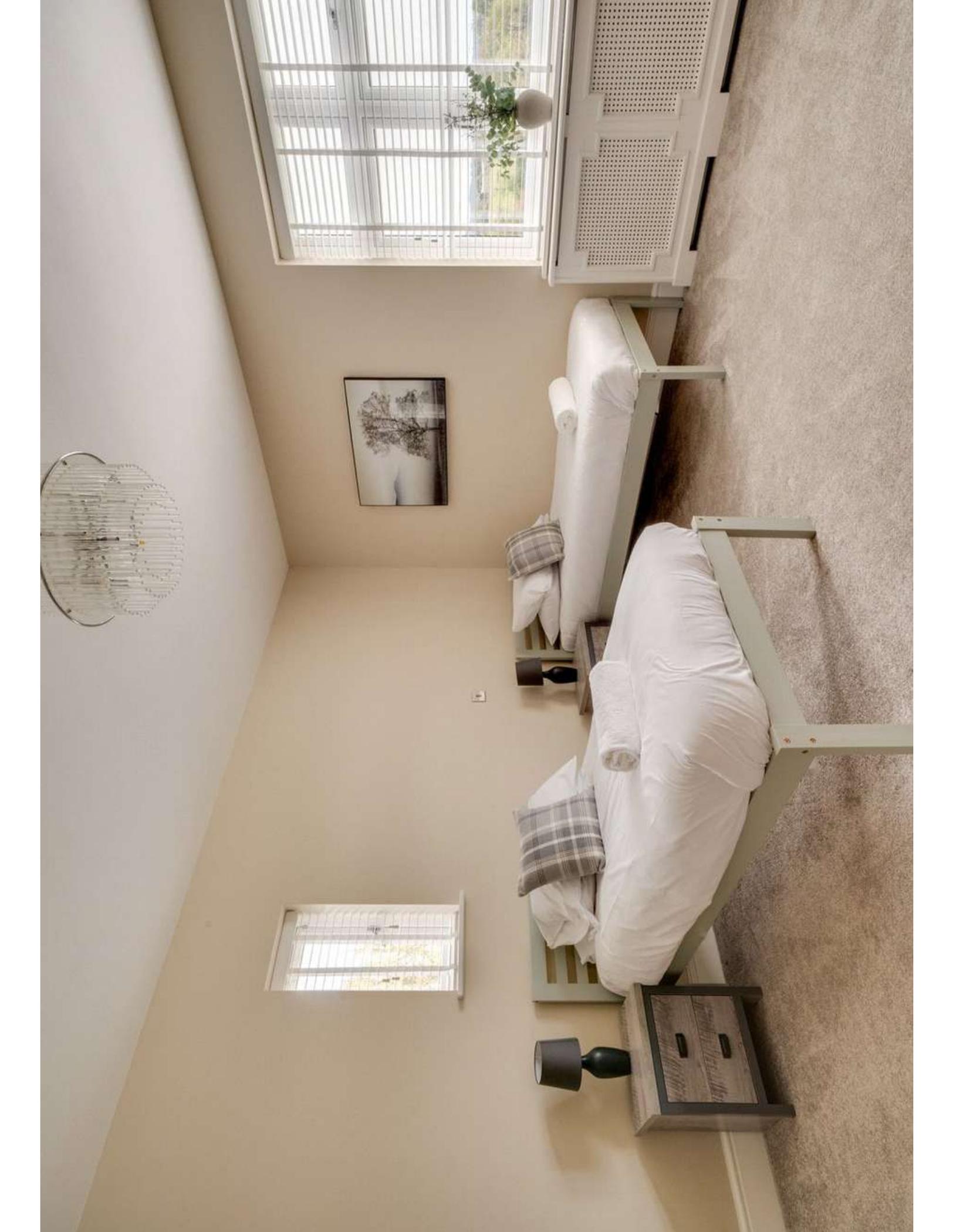


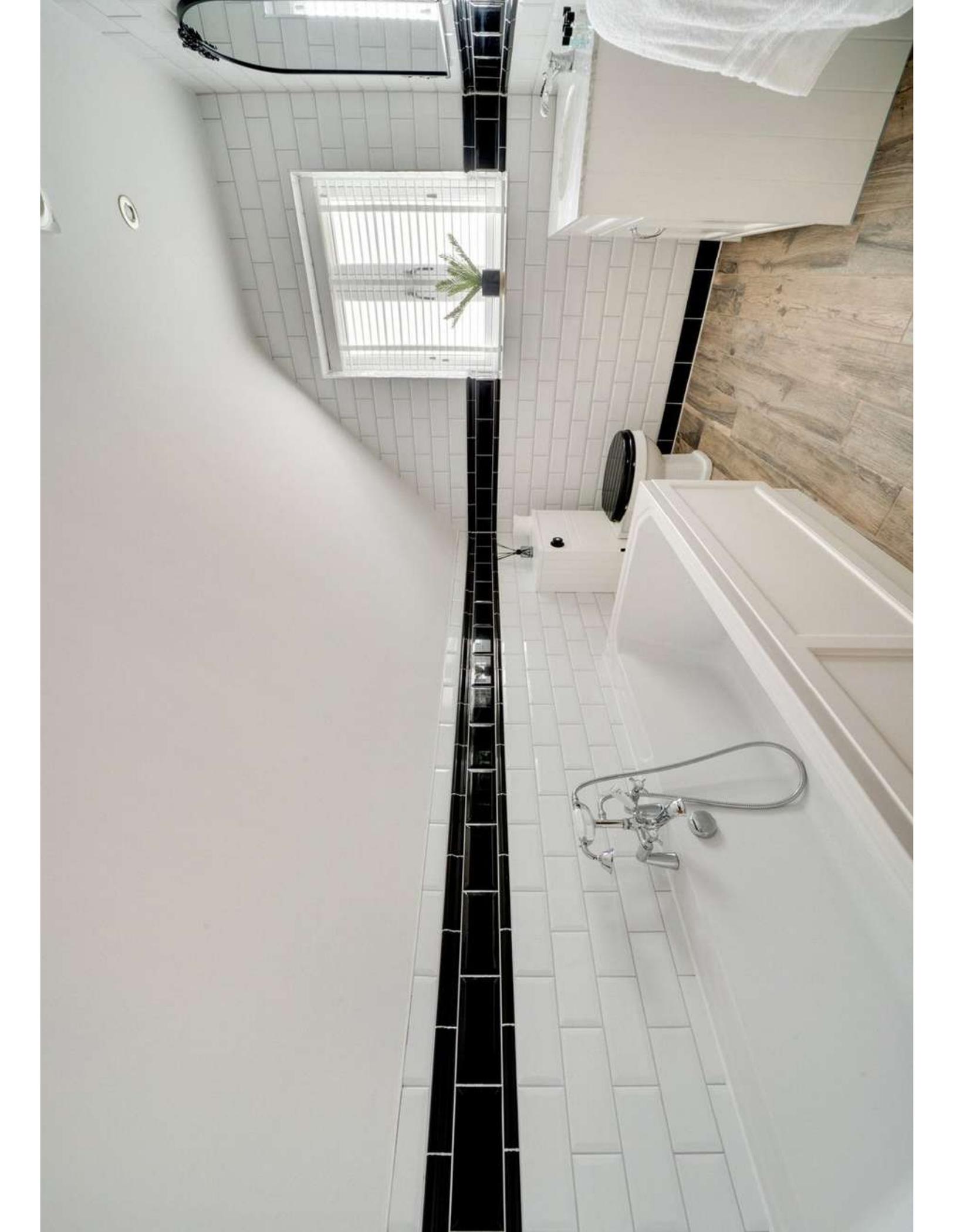
The impressive accommodation continues in style with seven beautifully appointed bedrooms. A private king-size with en-suite is accessed via the dining room staircase, while the remaining six—each with countryside views and plush finishes—are reached from the main staircase. Most enjoy en-suite facilities, while the family bedroom features a mezzanine twin room, and one twin is served by a luxurious family bathroom.









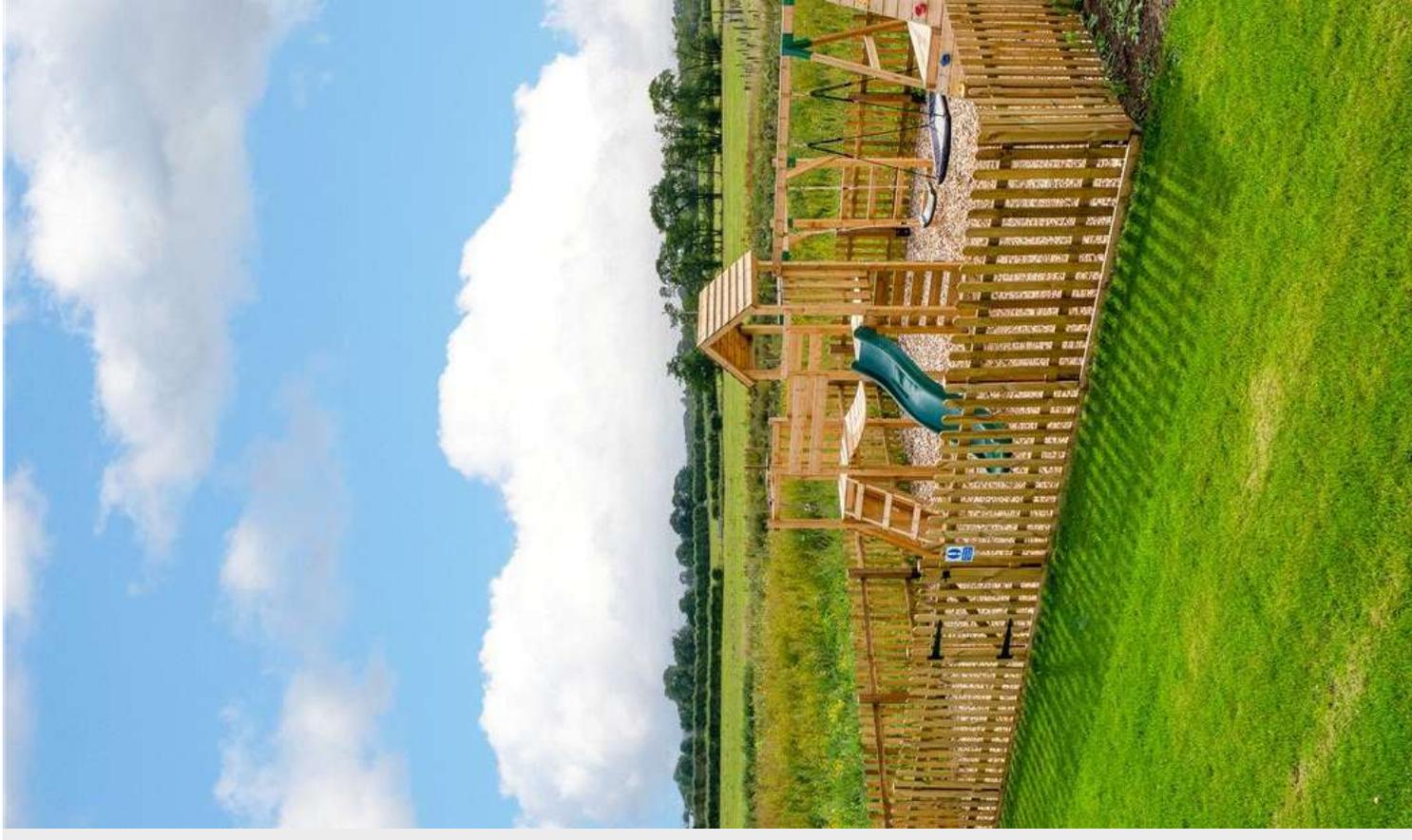


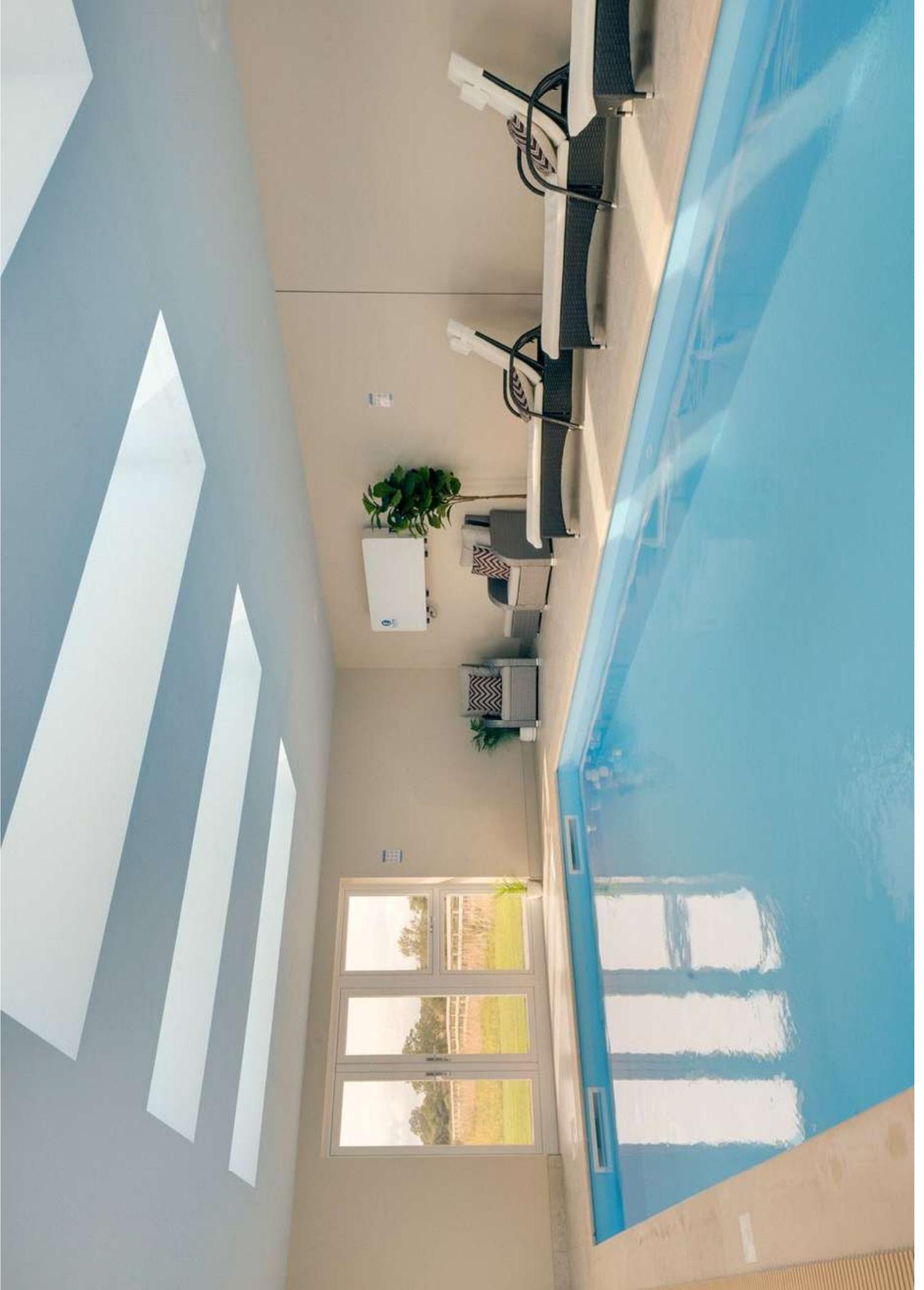
The Facilities

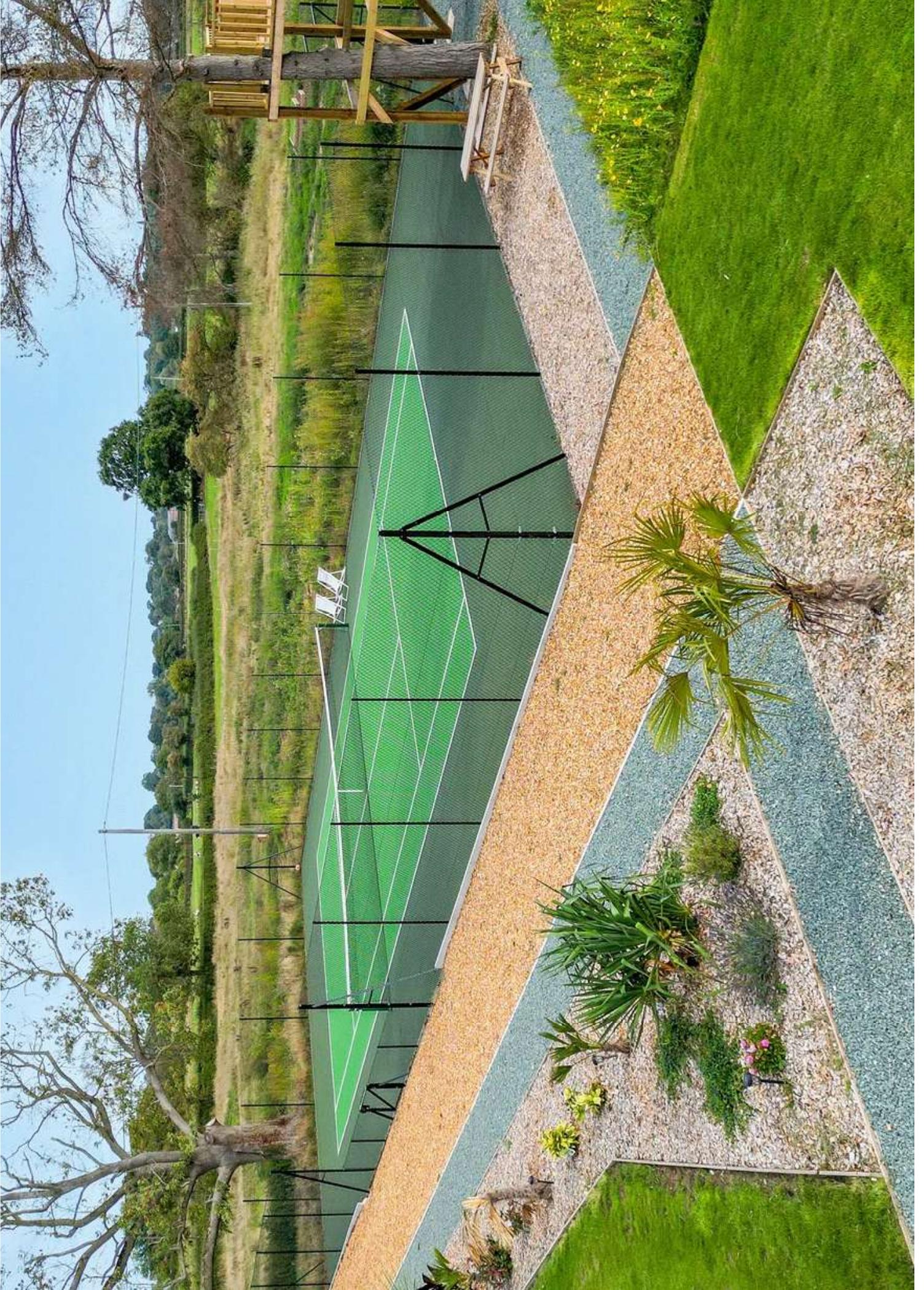
Outside the property continues with the addition behind the farmhouse are two thoughtfully converted outbuildings, now home to your private swimming pool and spa. Once a piggery, the transformation is breathtaking: French doors open the pool to a sun-soaked garden, while the spa offers a sauna, cold-water plunge pool, and relaxing seating areas. Changing rooms, showers, and WCs add convenience, while the south-facing gardens and meadows provide a serene backdrop.

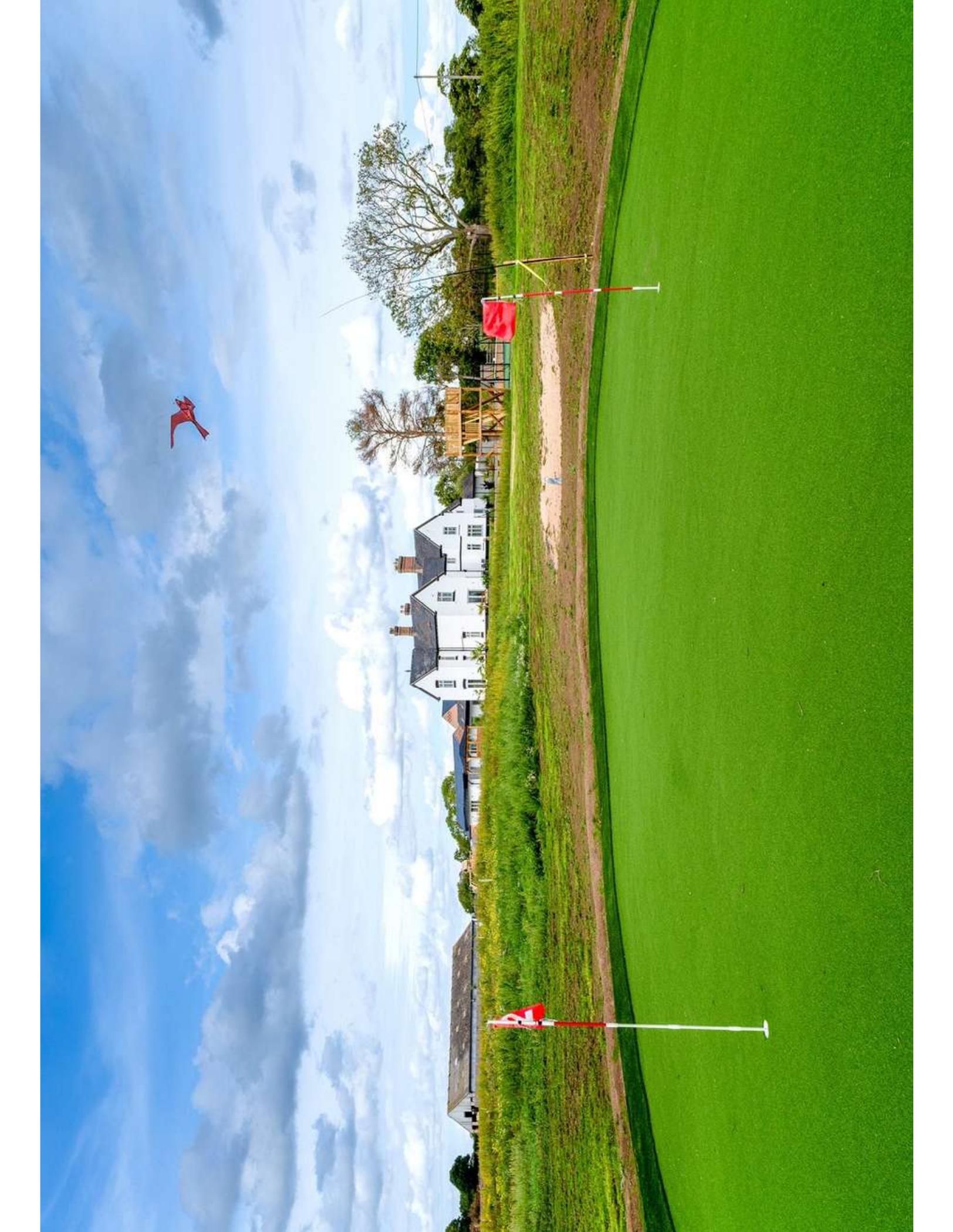
The generous grounds invite exploration, where hares and rabbits dart across the meadow and owls call from the trees at dusk. Outdoor living is equally inspiring, with a large patio, fully equipped outdoor kitchen, and summerhouse. The outdoors provides plenty of entertainment for both adults and children alike with a enclosed children's playpark, zip line for the adventurous, tennis court and putting green with four tee's for the keen golfer to practice there chip and put. Ample parking and double garage ensures plenty of parking for all the family and guests.

Running this holiday let business is not only a great lifestyle but comes with the benefits of a strong income and the freedom to run a business from the beautiful countryside. **Previous income and future earning potential available to view upon request.**





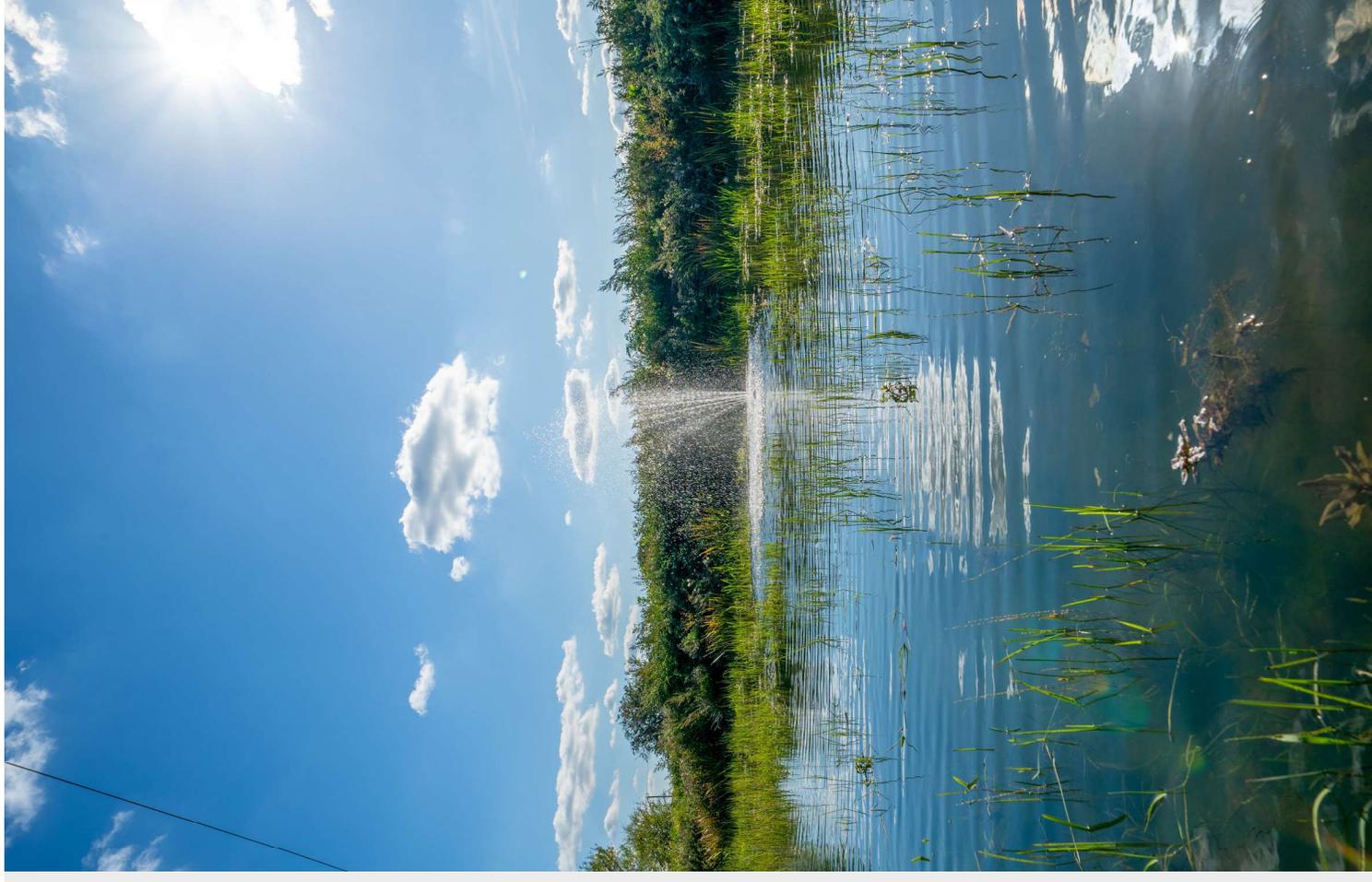




The Location

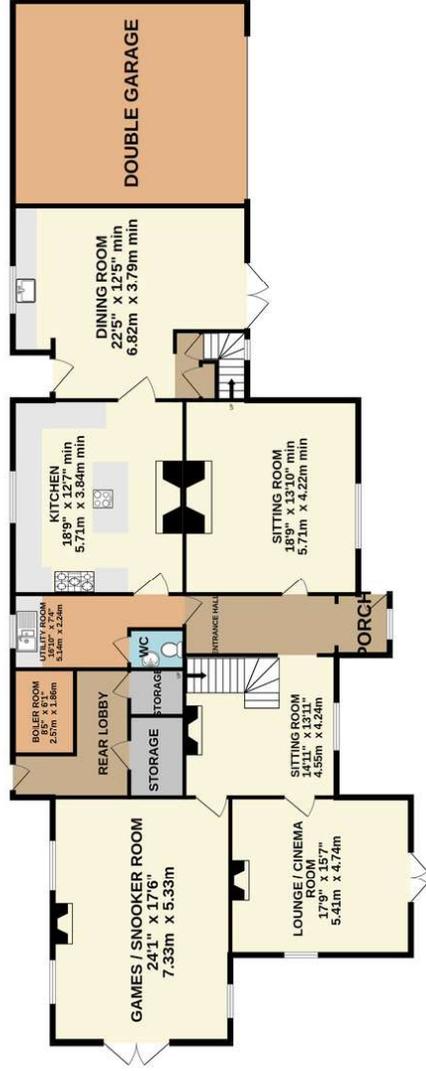
A short drive brings you to Whitchurch, a thriving market town steeped in history and renowned for its independent shops, inviting cafés, and traditional pubs. With a blend of characterful buildings and modern amenities, Whitchurch also boasts excellent schools, leisure facilities, and a growing food scene, including Michelin-starred dining. For those seeking wider cultural, retail, and leisure opportunities, the county town of Shrewsbury lies just a little further afield. Famous for its medieval streets, beautiful riverside setting, and vibrant events calendar, Shrewsbury offers everything from boutique shopping to historic landmarks, theatres, and highly regarded restaurants

Nestled in the peaceful North Shropshire countryside just outside the village of Prees, this property offers the perfect balance of rural tranquility and excellent accessibility. Surrounded by rolling fields and scenic lanes, the setting provides a true sense of countryside living, while still being within easy reach of local amenities and transport links. Prees itself offers a welcoming village community, with everyday conveniences including a primary school, post office, and just outside the village a railway station connecting directly to larger towns.

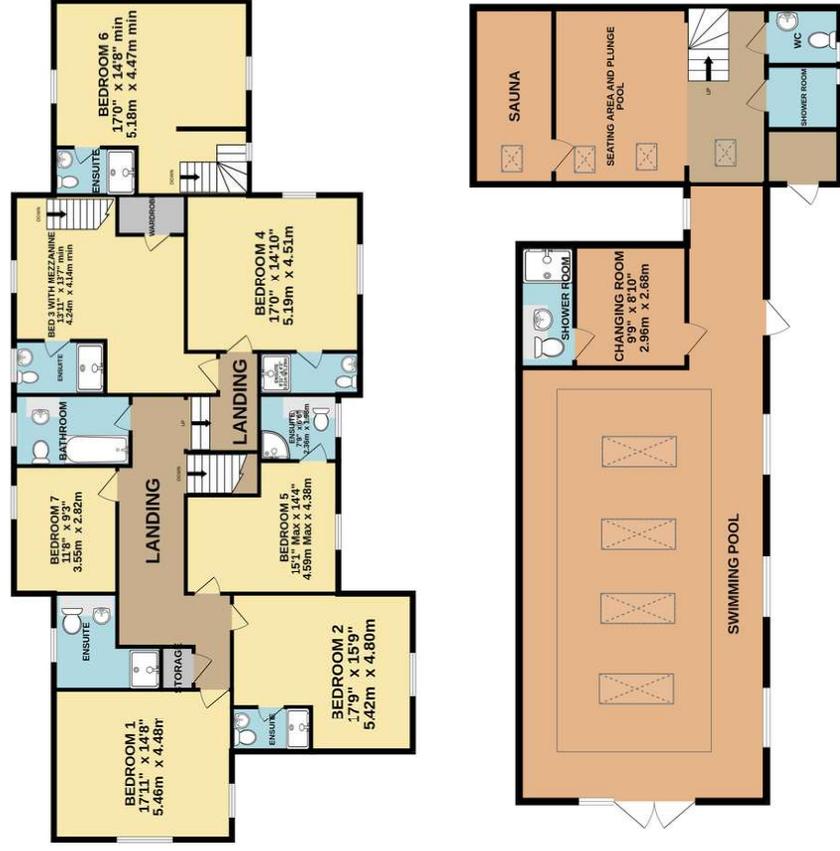


The Floorplan

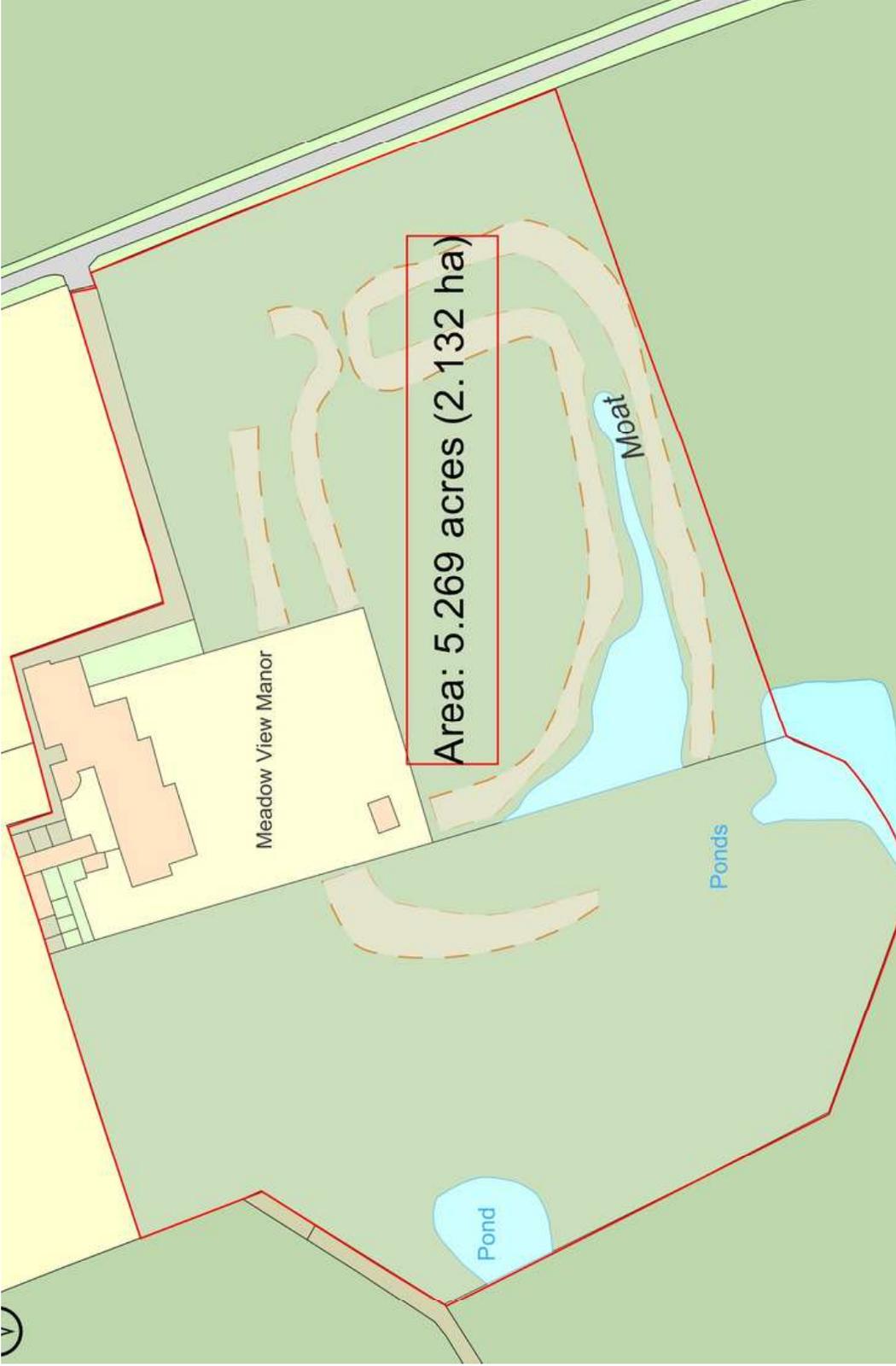
GROUND FLOOR
2841 sq.ft. (263.9 sq.m.) approx.



1ST FLOOR
2346 sq.ft. (218.0 sq.m.) approx.



The Land Plan



Services

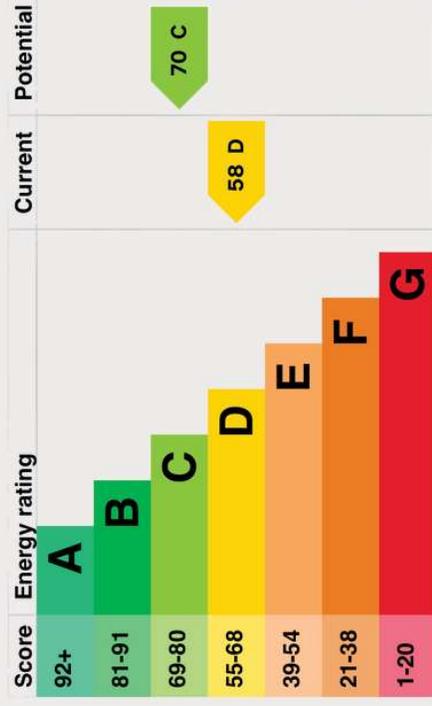
We are advised the property is connected to main electric, water and drainage. The heating is via LPG gas.

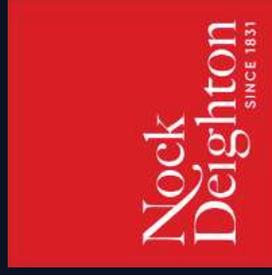
Tenure

Freehold

Viewings

Viewings are strictly by prior appointment through our partners, the sole selling agent. Nock Deighton Shrewsbury, please contact 01743 770005 or by email shrewsbury@nockdeighton.co.uk





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