



# THE OLD RECTORY

UPTON MAGNA, SHREWSBURY, SHROPSHIRE



A MAGNIFICENT GRADE II LISTED FORMER  
RECTORY WITH FOUR ADDITIONAL  
COTTAGES SET IN MATURE LANDSCAPED  
GROUNDS OF 3.5 ACRES.

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

			EPC
6	4	4	5



## LOCATION

Upton Magna is a beautiful village set amidst glorious countryside and under Haughmond Hill with fabulous walks in the area. It is a very well serviced village that has a primary school, active church, village hall, small business park and a popular pub 'The Haughmond'.

It is just a short distance from the County Town of Shrewsbury which provides excellent facilities and a train station with direct links to Birmingham, Manchester and Cardiff, with expectations of a new direct train to London in discussion. Telford and Wolverhampton are a reasonable commute via the A5 / M54. Throughout the area are a number of excellent schools catering for all ages including Shrewsbury, Shrewsbury High School, Prestfelde, Wrekin, and Packwood with grammar schools in Newport.

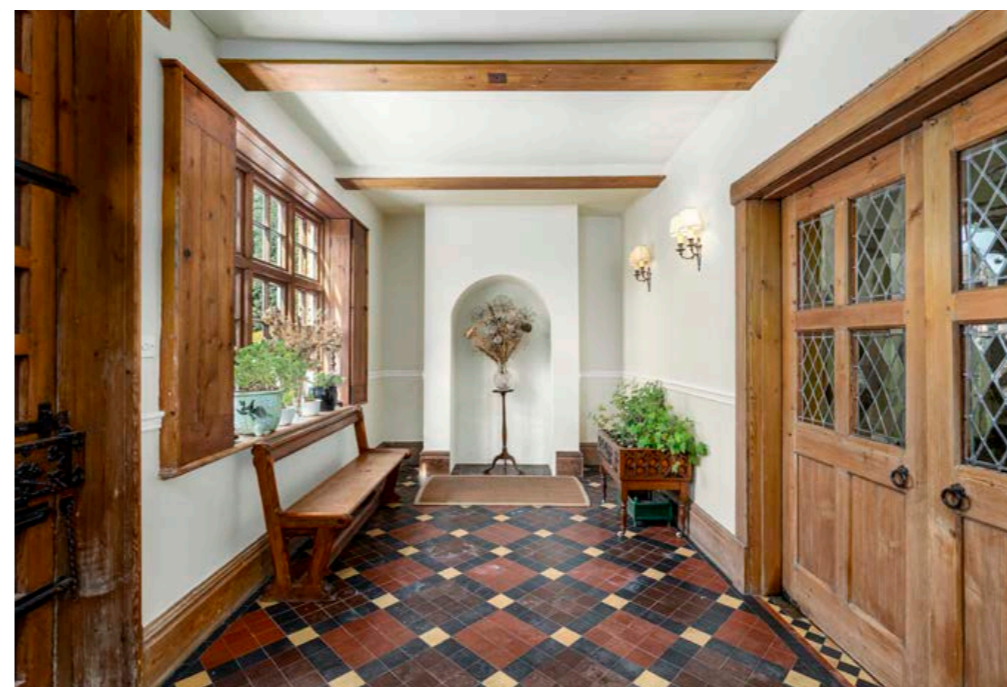


## THE OLD RECTORY

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.

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 3.5 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. A second driveway is to the rear of the property and is primarily used for access to the additional properties that sit secluded within the grounds.

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.









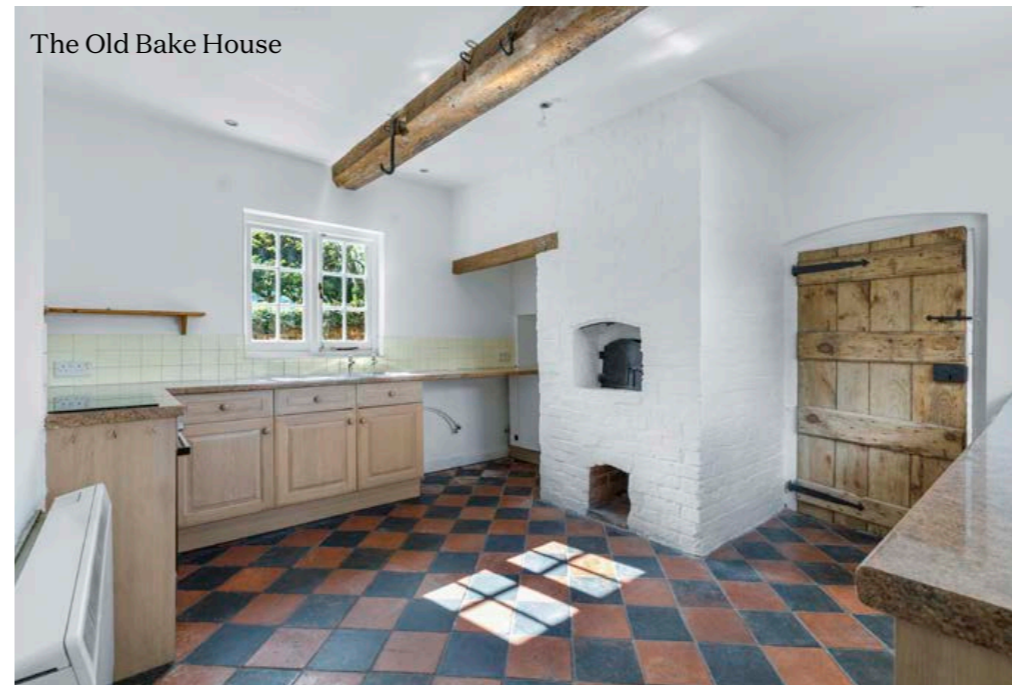
The Old Bake House



The Old Bake House



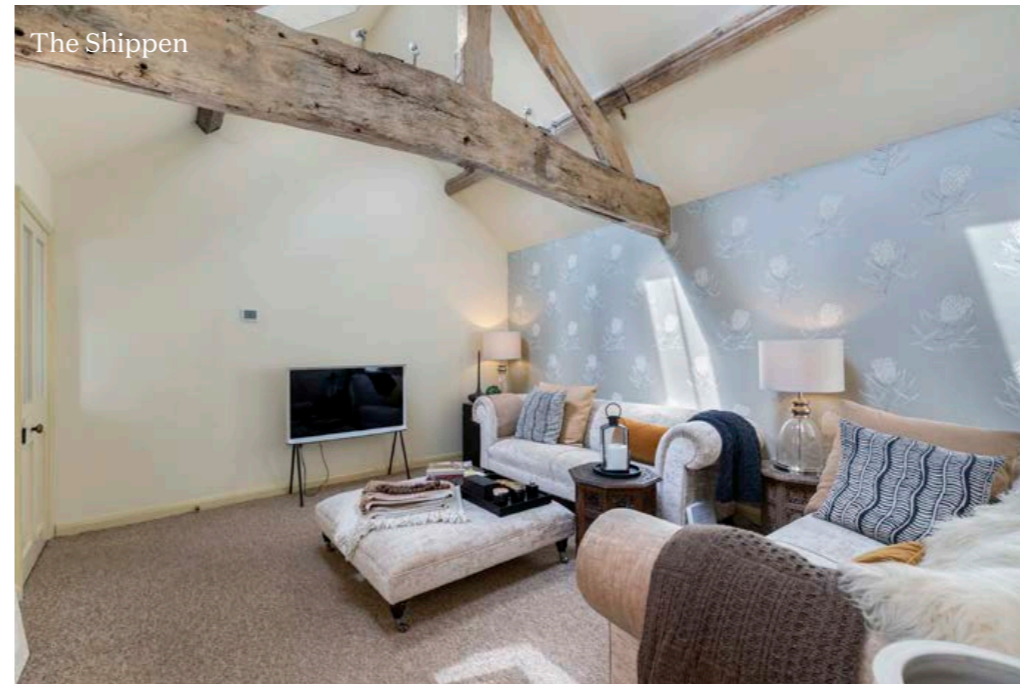
The Old Bake House



The Old Bake House

## 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.



## THE SHIPPEN, THE COACH HOUSE & THE OLD STABLES

These three cottages are accessed off the rear driveway and screened to be independent to The Old Rectory. Planning was approved for the properties to be converted as a holiday lets which would undoubtedly thrive in this village, although the current owners varied the consent to allow for letting under normal tenancies that have had a successful history with high occupancy and low tenant turnover.



The Coach House and The Stables are a one and two bedroom properties with courtyard gardens to the front. The Shippen is the largest and most recently converted property. Single storey and with two bedrooms and bath shower rooms, open plan kitchen / dining room and separate sitting room, all designed around an attractive courtyard and garden.



## GARDENS, GROUNDS AND OUTBUILDINGS

The gardens are beautifully landscaped and extend to approximately 3.5 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.

In addition to the cottages, the property benefits from a garage, 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.





# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** All 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. The Shippon, The Stables and The Coach House are all via mains gas.

**Local Authority:**  
Shropshire Council

**Council Tax Band:**  
The Old Rectory – Band G

The Old Bakehouse is rated within The Old Rectory

The Shippen – Band D

The Coach House – Band A

The Stables – Band A

**EPCs:**

The Old Rectory – EPC F

The Old Bakehouse – EPC E

The Shippen – EPC C

The Coach House – EPC C

The Stables – EPC A

**Easements, Wayleaves and Rights of Way**

There are no rights of ways.

**Listed Building Status**

The Old Rectory is registered as Grade II listed. There are no specific references to listings for the outbuildings, but these are assumed curtilage listed.

**Covenants and Restriction**

A legal pack has been prepared by the vendors solicitors that includes local authority search results.

**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>

**Guide Price:**

£2,500,000

**Viewings:**

All viewings strictly by appointment only through the selling agents, Knight Frank Shrewsbury.

**Kevin Boulton**

01743 664 2000

[kevin.boulton@knightfrank.com](mailto:kevin.boulton@knightfrank.com)

**Knight Frank Shrewsbury**

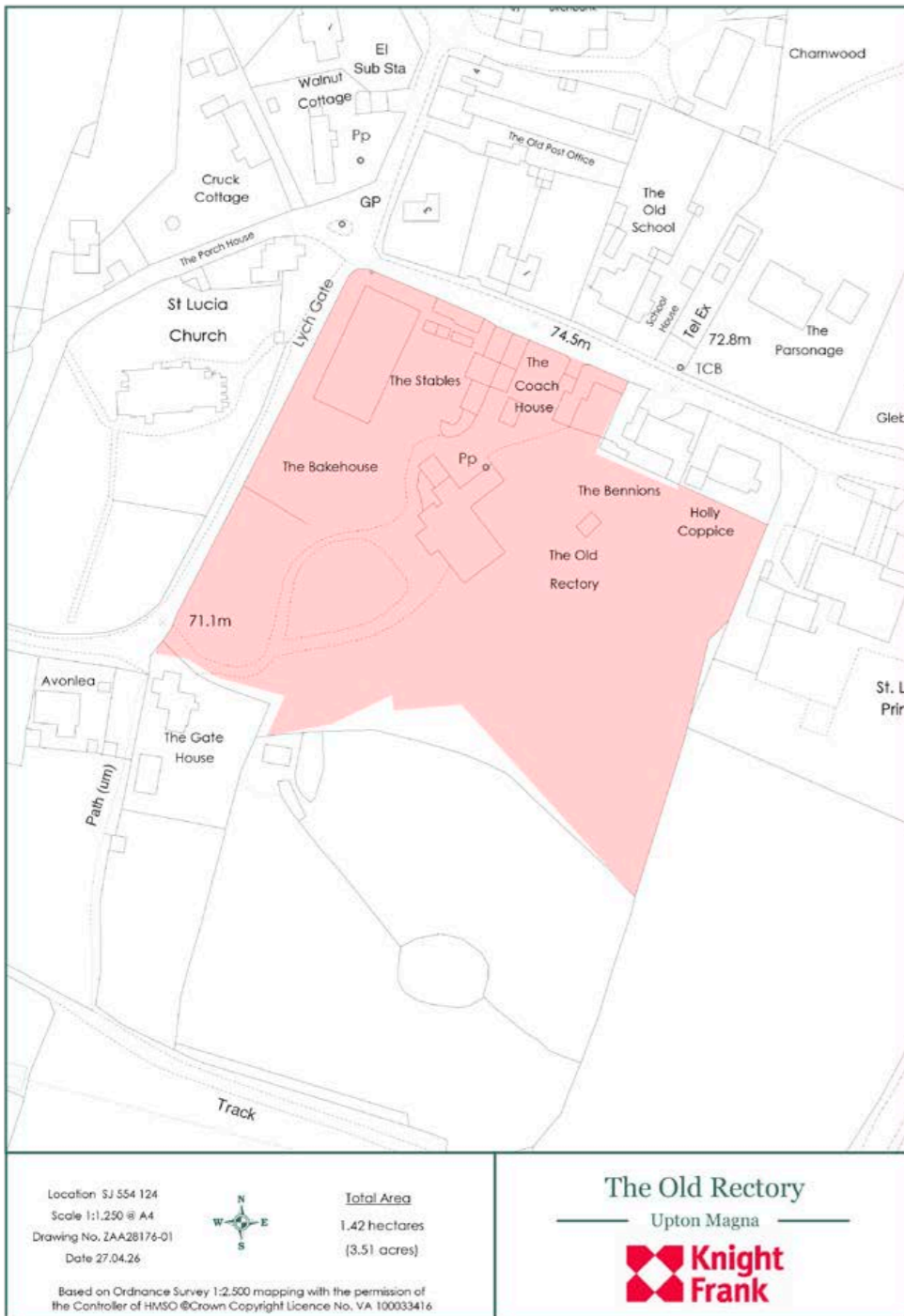
9 College Hill, Shrewsbury

SY1 1LZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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