



# OAKLEAF

WOLLASTON | HALFWAY HOUSE | SHREWSBURY | SY5 9DN





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Shrewsbury 11.1 miles | Telford 6 miles  
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE FAMILY HOME THAT OFFERS FLEXIBLE,  
WELL PROPORTIONED AND FLOWING ACCOMMODATION WITH  
SPECTACULAR COUNTRYSIDE VIEWS AND EXTENSIVE GARDENS SET IN  
1.4 ACRES.

Beautifully presented throughout  
Potential for self contained annex  
Detached American barn with stabling inside  
Mature gardens wrapping around the house extending to approx 1.4 acres  
Solar panels



**Shrewsbury Office**

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3words - ///kite.expansion.candy

From Shrewsbury, head west on the A458, passing through the villages of Rowton and Halfway House. A short distance after leaving Halfway House, take the right turn signposted Wollaston and Bulthy, proceed up the hill and around the corner, take the first right and the private driveway to Oakleaf will be found on your right-hand side.

## SITUATION

Oakleaf occupies a superb open position in the convenient semi-rural hamlet of Wollaston, situated within beautiful Shropshire countryside. The nearby village of Wattlesborough is 2 miles away and offers a community hall and a church.

The county town of Shrewsbury is within easy reach and provides a further range of comprehensive shopping and recreational activities. There are a number of highly regarded schools in the area, in both the state and private sectors, to include Shrewsbury School, Shrewsbury Sixth Form College and Prestfelde.

The A5 provides good road links to the North and South, whilst the M54 provides links to Birmingham and Midland business centres. A rail service is available in Shrewsbury and airports are available at Liverpool, Manchester and Birmingham.

## PROPERTY

Oakleaf is a substantial Grade II Listed converted barn that offers charm and character with many exposed timbers. The current owners have added to the wonderful flowing accommodation by acquiring extra land and the American barn making the property now a possible option for incredibly keen gardeners, those that want an equestrian property or someone who wants a great deal of storage.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1346944

The property is now set in approx. 1.4 acres.

Oakleaf has over 2,700 sq ft of accommodation, predominantly set over the ground floor whilst also offering spectacular panoramic views from the extensively glazed first floor rooms. The property has wonderfully well proportioned rooms that flow superbly, offering perfect living space for the modern family whilst still giving the option for multi-generational living with the potential annex.

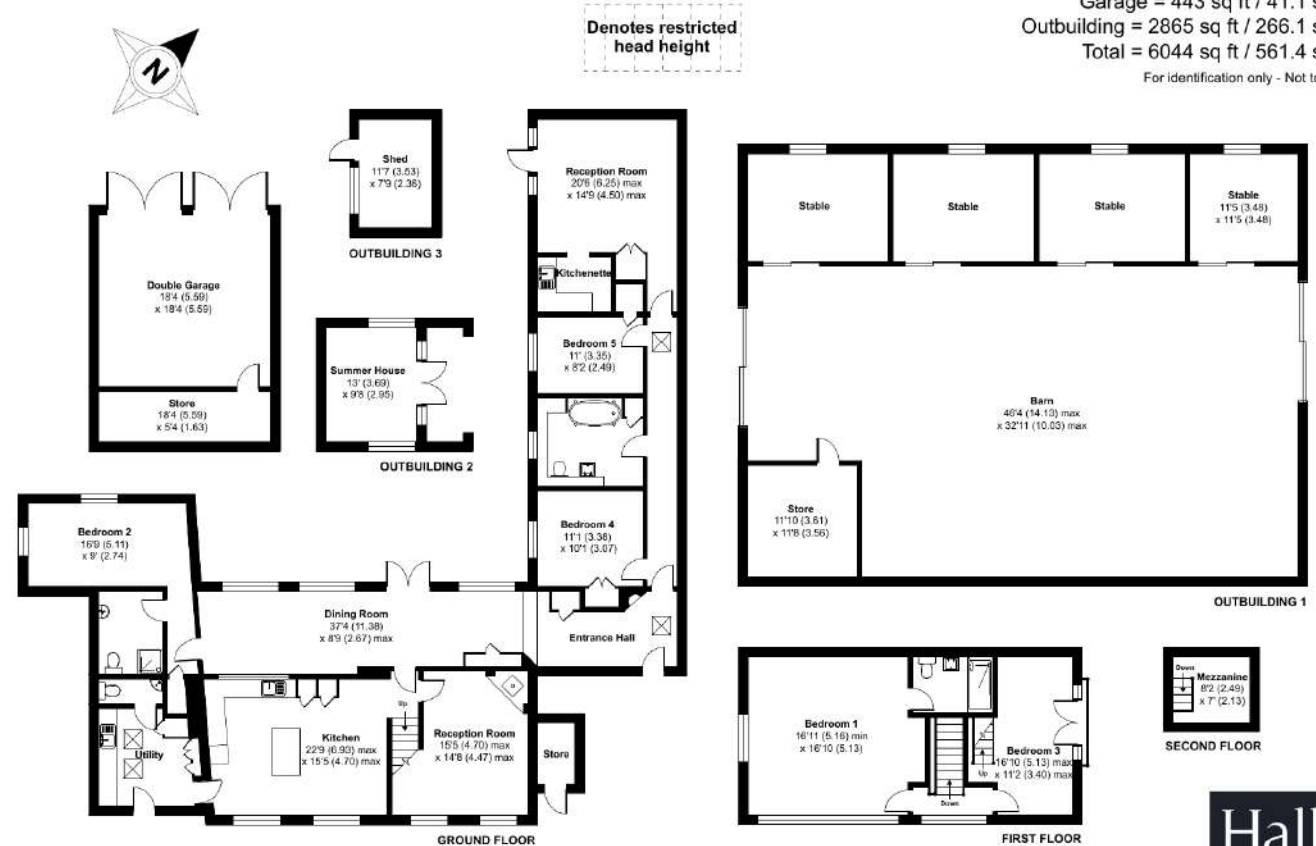
Approximate Area = 2736 sq ft / 254.1 sq m

Garage = 443 sq ft / 41.1 sq m

Outbuilding = 2865 sq ft / 266.1 sq m

Total = 6044 sq ft / 561.4 sq m

For identification only - Not to scale



The property is entered through the spacious reception hall which has the majority of the bedroom space to one side and the living area the other. The reception hall extends into a dining hall that has underfloor heating, this room could also be used as a lovely family room with views and French doors leading to the rear gardens. Beyond the dining hall is a bedroom with ensuite shower room.





The kitchen/breakfast/family room is situated at the front of the property and overlooks the front gardens. This area also has underfloor heating and benefits from a modern fitted kitchen with centre island that has pan drawers. There is a good range of wall and floor units with built in Neff double oven and induction hob, there is also a built-in fridge/freezer and dishwasher. Beyond the kitchen is an incredibly useful utility room with plenty of storage and a WC. The snug, located off the kitchen has a brick fireplace with log burning stove.

Stairs lead from the kitchen to the first floor where the principal bedroom can be found. This room has wonderful views of the local countryside and benefits from built in wardrobes and a recently updated en-suite shower room. Completing the accommodation on the first floor is a further bedroom/study that has a small mezzanine area that could be used for storage. There is access here to a timber balcony that is in need of repair.

The bedroom accommodation continues off the other side of the hall and has 2 further bedrooms served by a family bathroom. The end room has been used as many different guises and has a small kitchenette that could equally be converted to a further en-suite meaning this could be used as a self contained annex as there is access to the rear patio and gardens.

## OUTSIDE

The property is approached by a private gated gravel driveway leading to the front of the property. There is a detached double garage with a storage room to the rear as well as an electric car charging point and this is also where the Tesla battery is located. The American barn offers a magnitude of options and currently has four stables and tack room. There are sliding doors either end. The property also benefits from solar panels.

## THE GARDENS

The gardens extend around the front, side and rear of the property, laid to lawns with slate and paved paths. There is a large stone paved patio area with flower and shrub borders. The whole being enclosed predominantly by hornbeam hedging and fencing. The owners transformed a former menage (could be reinstated) to a wonderful oasis of raised beds, green houses and a summer house. Beyond is a wonderful paddock/orchard with a pond that offers peace, tranquillity and most spectacular panoramic views.

## 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 and electricity. Drainage is provided to a private system. Oil fired central heating.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000



### COUNCIL TAX

Council Tax Band - C

### 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.



