



## **Wollaston Lodge, Halfway House, Shrewsbury SY5 9DN**

6 bedroom house—£895,000 Freehold



£895,000 Freehold—6 bedroom house

[sales@cgpooks.co.uk](mailto:sales@cgpooks.co.uk)

**This magnificent country house offers fantastic accommodation totalling 300sqm, along with the added advantage of a self-contained former Coach House. The property has been extensively improved over recent years and retains many of its original features, whilst being set within the most beautifully landscaped grounds, with a purpose-built tennis court and stunning rural views towards the Welsh hills.**

## KEY FEATURES

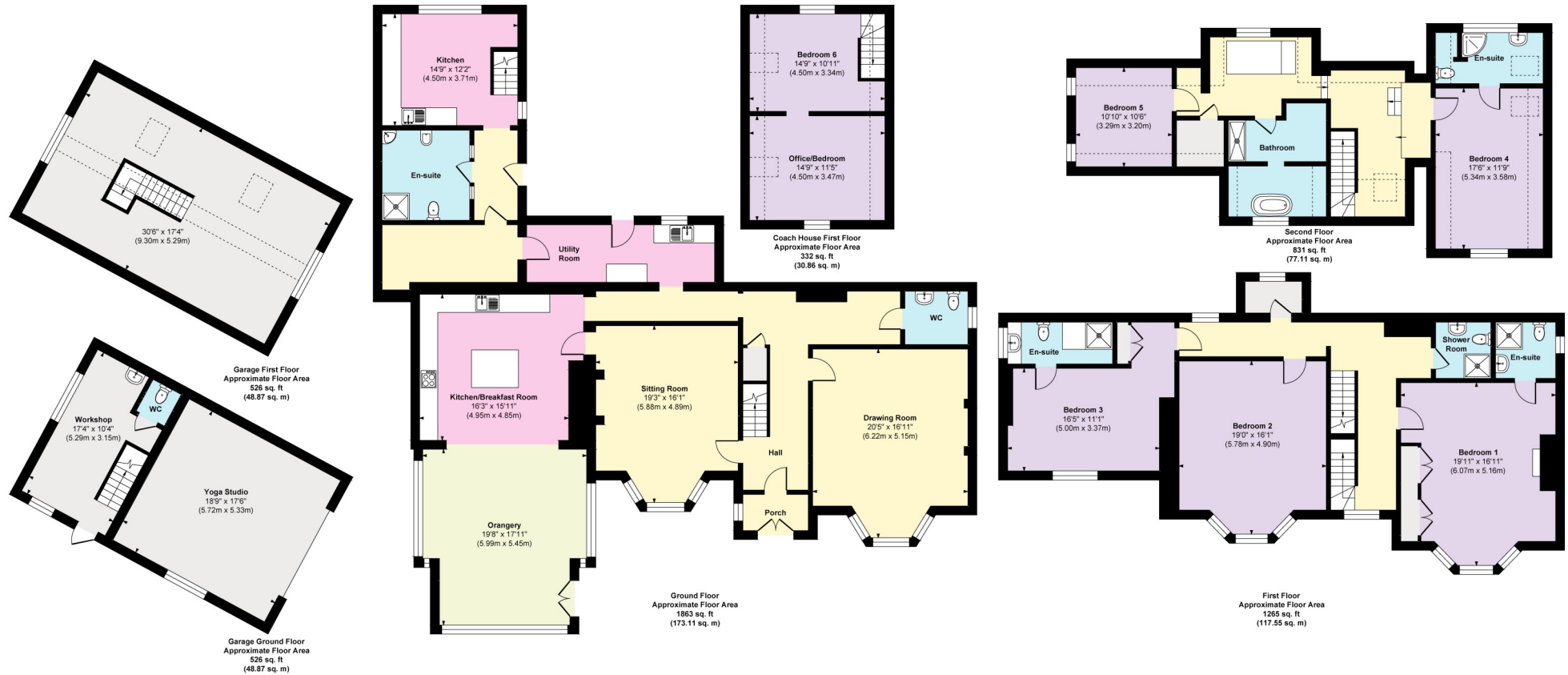
- Entrance vestibule to hall with stone flagged flooring and cloakroom.
- Generously sized reception rooms, both with large bay windows which make the most of the views. One of the rooms also has a lovely marble fire surround.
- Well-appointed kitchen/breakfast room, which opens to the fabulous Orangery that connects to the landscaped grounds.
- Feature staircase from the entrance hall to a spacious landing, where there are 3 double bedrooms and 3 shower rooms (2 en suite).
- On the second floor there is a further sizable landing and sitting area, as well as 2 further double bedrooms, one with en suite shower room and a large family bath/shower room.
- Via the utility room there is access to the adjoining former coach house, which now provides additional self-contained accommodation, consisting of its own courtyard garden and entrance hall, bath/shower room and living/bedroom space which could easily accommodate 4 guests.
- Wonderful southwest facing Mediterranean style garden, which has been meticulously designed, yet easy to maintain. Included are extensive raised flagged terraces, along with walkways, lawned area with mature trees and tennis court.
- The property is approached through electric double gates over a long sweeping gravelled driveway that leads to an extensive parking area for several cars.
- There is a large, detached garage which has been converted into a studio/home office, with a separate adjoining workshop and room above.
- Very accessible location Just over 8 miles from Welshpool and 11 miles from Shrewsbury (20 mins by car). Easy access to the M54 and A5 and some of the area's most outstanding Countryside is on the doorstep.
- Over recent years Great Wollaston Lodge has been used as a high end and very successful holiday let, which has consistently been generating a substantial income. Please speak to our office for further information.

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**Approx. Gross Internal Floor Area**  
**Main House = 3959 sq. ft / 230.00 sq. m**  
**Coach House = 664 sq. ft / 61.72 sq. m**  
**Garage Floor = 1052 sq. ft / 97.74 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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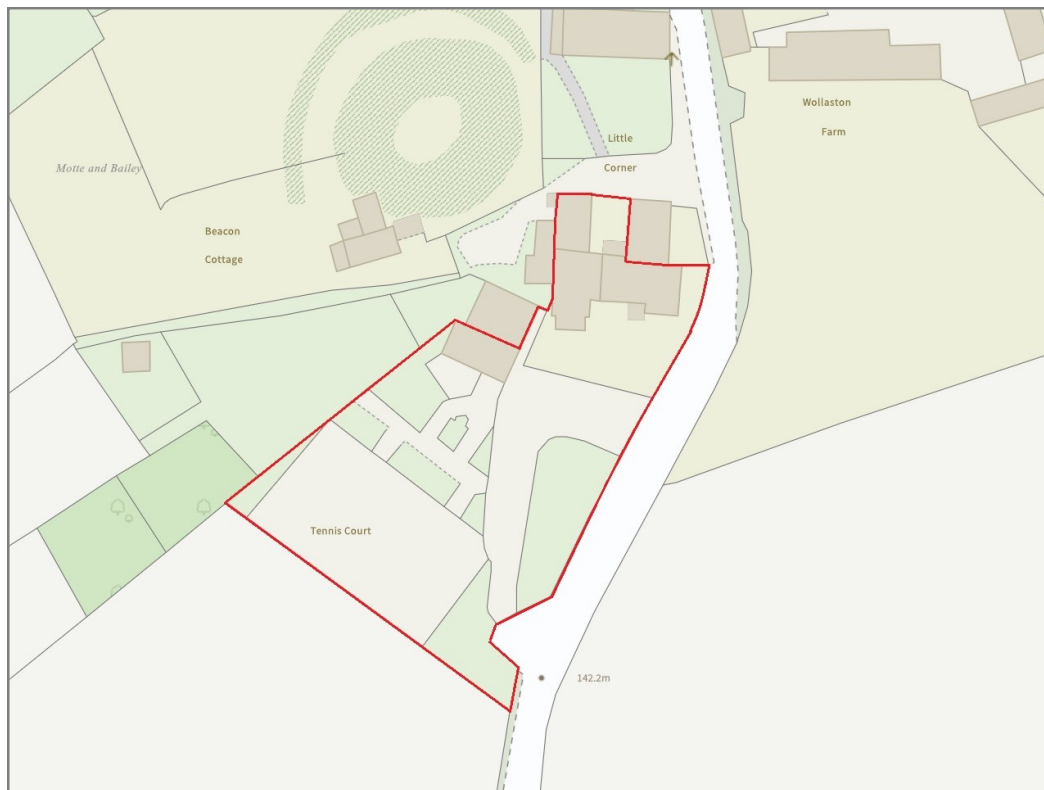
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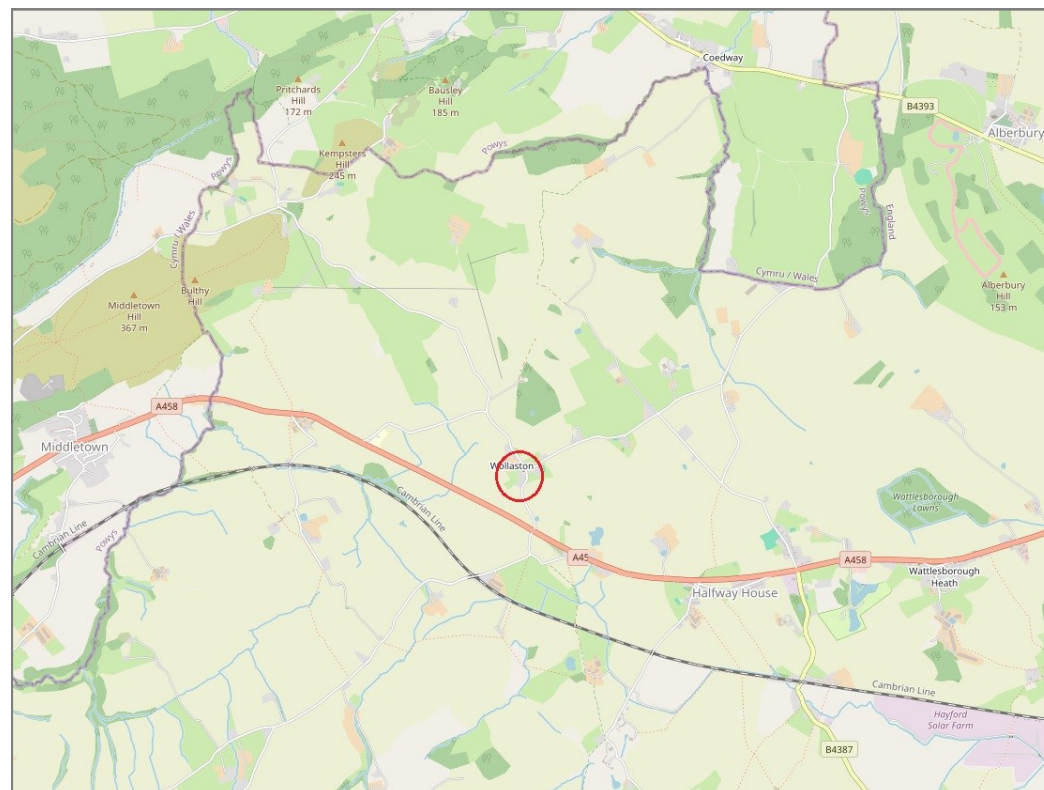
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>Band E</b>
Services	<b>Mains water and electricity. Oil fired central heating. Shared septic tank.</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

**Cooper Green Pooks**  
**01743 276666**



Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.