



ASTLEY LODGE

SHREWSBURY ROAD | HADNALL | SHREWSBURY | SY4 4AE





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Shrewsbury 5.9 miles | Telford 15.6 miles
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE AND SUBSTANTIAL PERIOD COUNTRY HOME, WITH BEAUTIFUL WRAPAROUND LANDSCAPED GARDENS, DETACHED GARAGE, TWO STABLES AND PADDOCKS - IN ALL APPROX. 2.9 ACRES.

Wonderful flowing accommodation set over three floors
Landscaped gardens with patio area
Private gated tarmac driveway
Garaging, stabling and paddocks
Great local amenities



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words - ///strength.heaven.buns

From Shrewsbury, take the A49 towards Wem/Whitchurch. On entering Hadnall Astley Lodge will be seen on the right hand side.

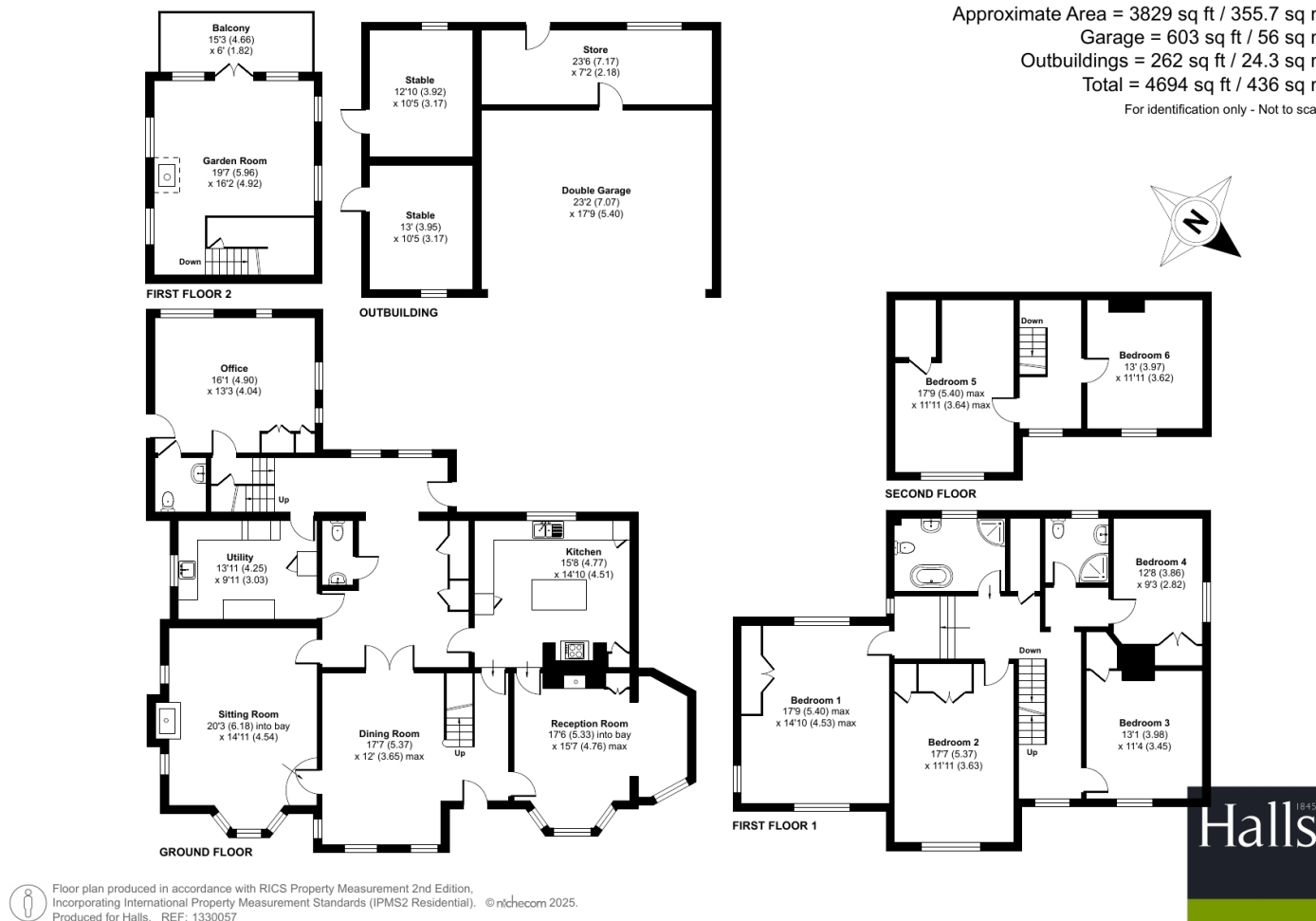
SITUATION

The property occupies a delightful location on the fringe of the popular village of Hadnall. The property itself has a lovely twin aspect countryside views. The village itself provides a number of basic amenities including shop, primary school, pub, church and village hall. The village is well placed for easy access to Shrewsbury including business and retail parks, together with a selection of supermarkets close by. Shrewsbury town centre offers an excellent shopping centre and a selection of schools, whilst commuters will also find easy road links to the A5/M54 motorway to Telford and Wolverhampton or north to Whitchurch and thereon to Chester.

PROPERTY

Astley Lodge is a substantial and imposing period family house believed to date back to the early 1800's with later additions, the house is beautifully presented and includes a rather stunning rear extension. This fine home enjoys extensive gardens, a timber frame garage including stables and a workshop, together with a useful parcel of grazing land to the rear. This impressive period home has been updated and incredibly well maintained by the current owners and offers a wonderful spacious flowing, living space, with high ceilings, large windows that let in huge amounts of light and occupying a prominent position on the outskirts of the village of Hadnall, a short distance from the county town of Shrewsbury.

The house itself enjoys particularly spacious interiors, which is adaptable to suit families with dependant relative requirements, and has been accomplished by an imaginative rear extension, which presently provides an open plan rear hallway to a central hall, together with a



ground floor office/playroom/bedroom with a useful wash room off. A first floor garden room, features oak beams and hand made oak windows with a sun balcony providing views over its own land and countryside beyond. This area of the property, was developed to include a spacious utility room, which could very easily be used as a kitchen for a dependant relative.

The remaining accommodation offers a particularly well proportioned comfortable living environment, combined with modern living, which includes a bespoke fitted kitchen including a range of appliances. There are three separate reception rooms which flow wonderfully well to the front of the property and a useful cloaks/WC off the central hallway.

On the first floor there are four good size bedrooms



with two fitted bath/shower rooms. The second floor includes two further bedrooms.

OUTSIDE

Outside, there is a gated and walled entrance with a sweeping driveway to a rear courtyard parking area with ample parking space for numerous vehicles. The timber framed garage has an open front for parking and workshop to the rear. To the side there are stables with easy access to the rear paddocks.

THE GARDENS

The gardens are landscaped and also include a kitchen garden and greenhouse. These are attractively laid out and predominantly extend around the property on two sides, laid to lawn at the front with pathways, well stocked herbaceous border and a yew hedge along the frontage. Beyond the lawn is a formal landscaped area with brick walling, leading onto a flagged pathway with timber pergola and climbing roses and clematis. Enclosed trellis fenced compound, mainly flagged. Ornamental gravelled area with extensive planted lavender and herbaceous beds including roses.

THE LAND

The land is located immediately to the rear with single secure access from the property and provides grazing, together with a stoned access to an area which could easily be utilised for stabling if required. THE PROPERTY AS A WHOLE EXTENDS TO APPROX. 2.9 ACRES.

DEVELOPMENT CLAWBACK

The field to the rear of the gardens and outbuildings is subject to development overage/clawback, whereby in the event of the land gaining the benefit of planning permission for any development - with the exception of agricultural or private equestrian use - any uplift in value shall be subject to a 35% clawback of the enhanced value, for a period of 25 years dating from 5th October 2012. A copy of the Deed of Overage can be inspected at the agents office.

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, gas and drainage. The property has oil fired central heating.

LOCAL AUTHORITY

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

Tel: 0345 678

Council Tax Band - G



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars.

SOLAR PANELS

The property also has the benefit of solar panels to both the house and outbuilding, these can be utilised to heat the hot water however are not currently connected to do so.

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.



