

# LE GRANDE

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TILSTOCK LANE | TILSTOCK | NR WHITCHURCH



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TILSTOCK LANE | TILSTOCK  
NR WHITCHURCH | SHROPSHIRE | SY13 3JL

Whitchurch 2.5 miles | Shrewsbury 17 miles | Chester 23 miles | Telford 24 miles  
Crewe railway station 18 miles | London Euston 1 hour 18 minutes  
(Distance and time approximate)

LeGrande is an iconic Victorian house close to the centre of the popular village of Tilstock. The property is finished to an exceptional standard and has excellent ECO credentials.

Spacious detached family home to over 2,850 ft<sup>2</sup>

A wealth of period Victorian features

Underfloor heating, Air Source & Solar

Cinema Room

Gardens, Detached Garage

Driveway & EV Charging Point

VIDEO TOUR



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# LOCATION & SITUATION

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The property is located close to the centre of Tilstock. Tilstock is situated amongst rolling farmland in this highly sought after part of North Shropshire.

The village itself has a pub and well-regarded primary school, and a wider range of shopping, leisure and schooling can be found at nearby Whitchurch. Also at Whitchurch is a railway station and excellent road links to Shropshire, the Midlands, North Wales & the North West.

Alderford Lake is located close by with a wide range of aquatic based activities, walking, a cafe and regular events.

**Road:** There is excellent access to the A41 & A49 giving access to Chester, Shrewsbury and the rest of Shropshire, North Wales and the North West

**Rail:** Whitchurch railway station is 3 miles away and this links to Crewe Station which gives access to the West Coast Mail Line, allowing access to London in under two hours. The local line is the Cardiff to Manchester Piccadilly line via Wem, Shrewsbury and Nantwich.

**Air:** Located within 1 hour of both Manchester & Liverpool John Lennon Airports providing quick and easy access to all European and wider international travel.

**Schools:** The property lies within a convenient proximity to a number of well-regarded state and private schools including Tilstock C of E School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

**Sporting:** A wide range of sports, leisure clubs and activities are close by in Whitchurch including rugby, golf, football, cricket, hockey, bowls & tennis. Whitchurch also now has a newly opened leisure centre and gym.



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This double-fronted Victorian home, renovated to an exceptional standard, combines period charm with solar panels and air-source heating. It features 'Minton' effect and oak herringbone floors, stained glass windows and statement brick fireplaces. Underfloor heating warms the ground floor, with period-correct radiators on the first. The basement boasts acoustic carpeting and curtains, creating a full cinematic experience. Bedrooms feature exposed timbers and luxury bathroom suites. Set within landscaped gardens, the property offers abundant greenery, patio, and driveway spaces, ideal for entertaining.





## THE ACCOMMODATION

From the driveway, steps lead up to a beautiful stained-glass front door opening into the spacious reception hall with feature tiled flooring and high ceilings. The main living room is off the hall and has a feature fireplace with log burner, exposed floorboards, bay windows to the front and bi-fold doors to the rear garden and patio. The family room is also on the front and has a feature fire brick wall and fireplace, wooden wall panelling, herring bone floor and bay window to the front. There is a cloakroom with High Type W.C, tiled floor and wash hand basin.

The kitchen has a wide range of cupboards, integrated appliances including full height fridge, freezer, drinks fridge and dishwasher. There are extensive worktop surfaces, range style cooker, tiled floor, window to the side and drainer sink unit. In the dining and family space is a feature fireplace. Floor to ceiling windows look out to the garden with bi-fold doors to the patio area. Off the kitchen is a door to the utility room which has storage cupboards, work tops and full-size laundry facilities with a side, stable type door to the drive. From the dining area is a door to a storage cupboard and adjacent to that, is

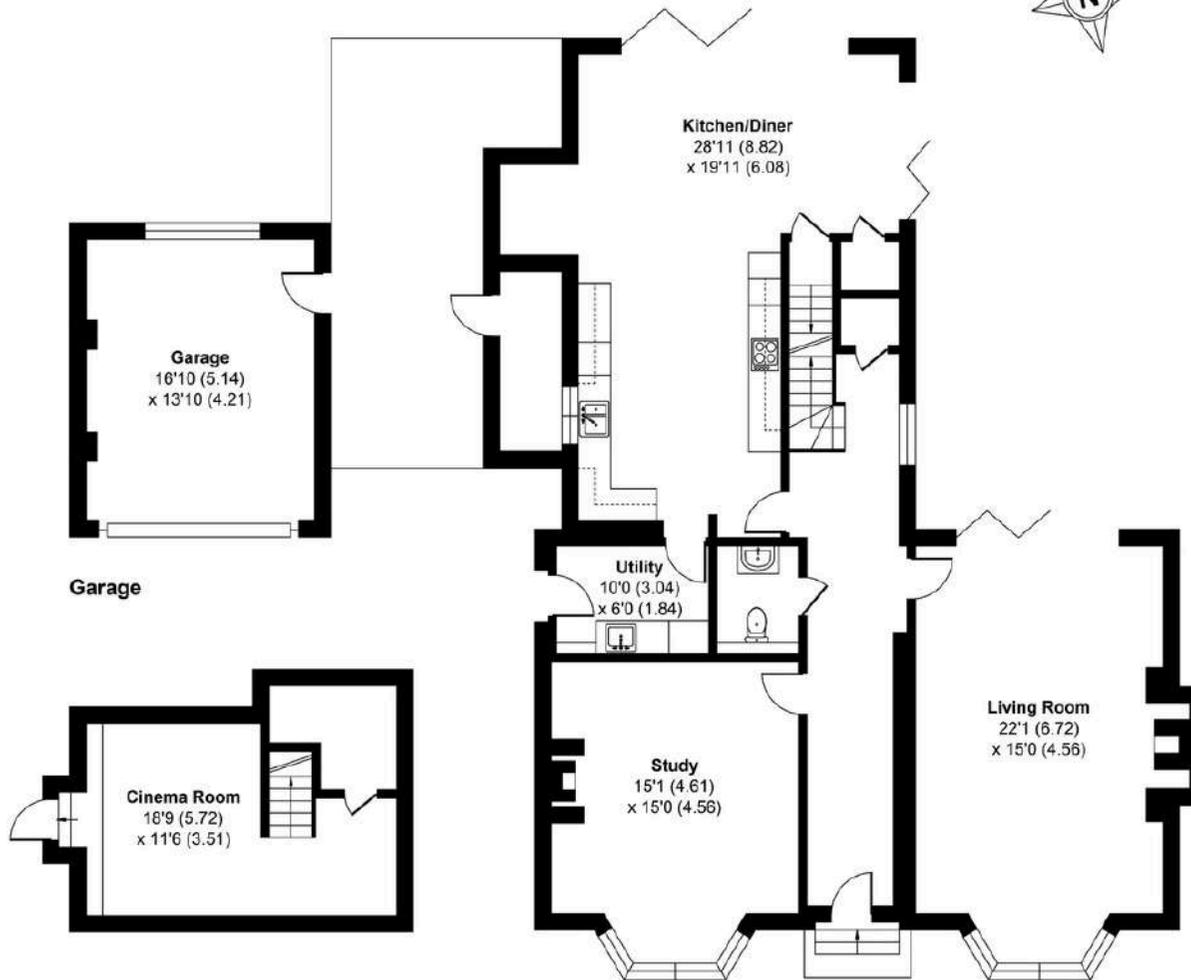
a door with stairs that lead down to the fully carpeted and soundproof cinema / games room. The stairs ascend from the reception hall to a large landing with high ceilings and exposed timbers. There is a large master bedroom suite with exposed timbers, a vanity room and a stunning en-suite bathroom. Adjacent is and a spacious dressing room or fifth bedroom. There are two further en-suite bedrooms with high ceilings, exposed timbers and stained glass windows, a fourth bedroom and a family bathroom.





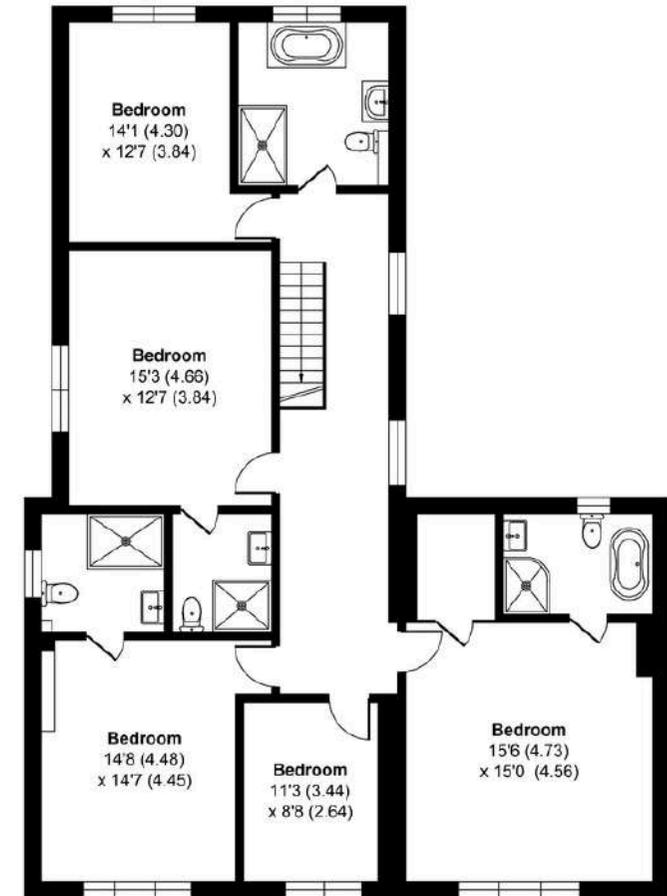


Approximate Area = 3138 sq ft / 291.5 sq m  
 Garage = 233 sq ft / 21.6 sq m  
 Total = 3371 sq ft / 313.1 sq m  
For identification only - Not to scale



**Basement**

**Ground Floor**



**First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

**VIDEO TOUR**



**SCAN HERE**





## GARDENS & GROUNDS

The property is accessed from Tilstock Lane through a set of electrically operated gates to a large block paved drive suitable for many cars. The drive continues up to the detached garage which has power, lighting and a power door. To the front of the house is a large lawned area and this continues down the side to the large, paved patio area. There is a further lawn and paved patio to the rear. There is a log store and space to the rear of the garage for storage

# 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, drainage and electricity. Heating is via an air source heat pump to provide underfloor heating to the ground floor and radiators to the first floor. The property also has a solar panel system.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ  
Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – To be assessed

## EPC

Rating – B

## DIRECTIONS

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Leave Whitchurch on the B5476 Tilstock Road. On entering the village of Tilstock turn follow the road round to the left and turn left at the junction into Tilstock Lane. Follow the road for about 300 metres and the property is on the left-hand side just passed the church.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHTS 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 or not.

## 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 or hedges.

## 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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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