



# A stylish lifestyle home

**Pelham House, Cound Park Gardens, Cound, Shrewsbury, SY5 6BP**

Freehold





Perfect for modern day living • Countryside walks • Drawing room • Dining room • Family kitchen /Breakfast Room • Snug • Study • Master bedroom suite • 6 Further bedrooms • 5 Bathrooms (2 Ensuite) • Double garage

### Situation

Pelham House is situated within the prestigious gated development of Cound Park Gardens set within the walled garden of Cound Hall, a renowned Grade I Listed Queen Anne country residence.

Pelham House is ideally situated in the attractive village of Cound with the historic Norman stone-built St. Peter's Church, a thriving tennis club, cricket club and village hall.

Set in amongst some of the most stunning countryside walks, with Wenlock Edge, The Lawley, Caer Caradoc and The Long Mynd all found locally. Pelham House offers the very best of both worlds, modern day living with excellent communication links and the benefit of living in Shropshire's breath-taking countryside, a real lifestyle property.

The nearby historic market town of Much Wenlock is just 5 miles away and provides an excellent selection of individual shops, public houses, sports facilities and restaurants.

Pelham House is a short distance from Ironbridge Gorge, a UNESCO world heritage site and Shrewsbury is just 6 miles away with its extensive range of shopping and leisure facilities and is noted for its exceptional schools both within the state and independent sectors. Prestfelde, the renowned prep,

Shrewsbury High School and Shrewsbury School.

Pelham House is well placed for easy access to the A5/M54 commuting to Telford, Birmingham and other Midland business centres. There is also mainline rail service from Shrewsbury to London and a fast service to London from Stafford station with a journey time of just 1hr 18 minutes.

The regions International Airports include Birmingham, Manchester and Liverpool.

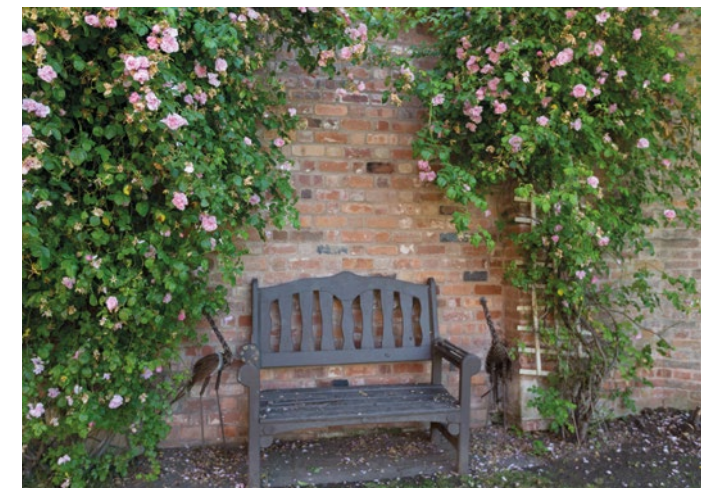
### Description

Pelham House enjoys a beautifully distinctive design incorporating a country style house with numerous Gothic style windows.

The house was built in 2007, to the highest specification and offers light spaciously proportioned rooms, perfect for modern day family living, benefiting from zoned underfloor heating on the ground and 1st floor as well as integrated music speakers throughout the ground floor.

On entering Pelham House there is a beautiful reception hall with oak flooring and a matching handmade French oak staircase leading to two floors, home office and a useful guest cloaks/WC.

Off the entrance hall is a well-designed and thought-out oak kitchen by English Revival Kitchens with Corian worktops,



integrated appliances and a wonderful family dining area which can seat up to 12 comfortably, useful utility room and double glass doors leading to a snug with French doors to the south facing garden.

There is an attractive and spacious drawing room also off the entrance hall with French doors to a terrace seating area, with a charming period style coal fireplace. The drawing room leads to the formal dining room which also features French doors to the garden perfect for entertaining.

On the first floor the master bedroom suite benefits from a walk-in wardrobe, large fitted wardrobes and a good size en-suite bathroom, 4 further double bedrooms one of which is en-suite and one currently a delightful children's play room, a shower room and family bathroom.

On the second floor there are two further good-sized double bedrooms and a second family bathroom.

All rooms feature their own thermostat.

The property also benefits from a bio-mass heating system, which is then also backed up by its own oil-fired central heating system if required.

#### **Outside**

The property is approached through an electric gate onto a

private tarmac shared driveway, which leads to a second set of electric gates leading to the house within the attractive and beautifully kept area of 5 exclusive houses within Cound Park Gardens. The parking area is at the side of the house and leads to a double garage.

The front garden is mainly laid to lawn with a central flagged path to the front door. The rear garden is south facing has been immaculately maintained and extends completely across the rear of the house with three sets of French doors leading on to it. The impressive wall of Cound Halls former walled garden runs along the back of Pelham House and has a beautiful selection of shrubs and climbing roses.

The detached double garage, with twin up and over entrance doors, has a part boarded loft storage area, which could serve as a home office or annexe subject to planning permission.

#### **Directions**

From Shrewsbury: leave Shrewsbury on the A458 towards Much Wenlock and continue for 5 miles. Continue past the right turning for Cound, which is after the 'Black Smiths Shop'. After 300 metres past the turning, you will see 'Cound Park' on your



right hand side with the entrance approximately 50 metres after a cream house on the side of the road, (opposite the bus stop). Parking is available either in the guest's area immediately before the white entrance gates adjacent to the gate house or outside Pelham House by entering the white gates and then a second set of gates on your right-hand side.

**Tenure**  
Freehold

**Local Authority**  
Shropshire Council  
(Council tax band G)

**Services**  
Mains water and Electricity,  
private drainage. Oil central  
heating and biomass boiler.

**Viewing**

Strictly by appointment with Savills.  
The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sales particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The purchaser must satisfy themselves by inspection or otherwise.



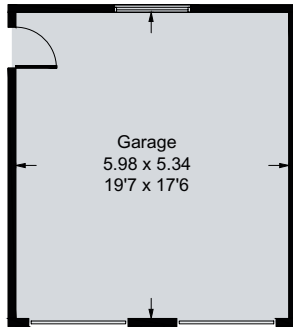
**Pelham House, Cound Park Gardens**  
**Gross internal area (approx)** 284.1 sq m/3,058 sq ft  
**Garage** 32.1 sq m/345sq ft  
**Total** 316.2sq m/3403 sq ft



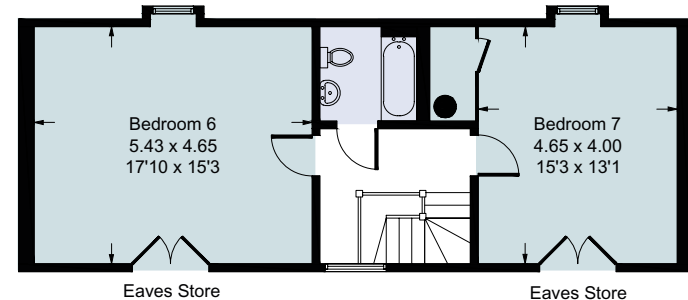
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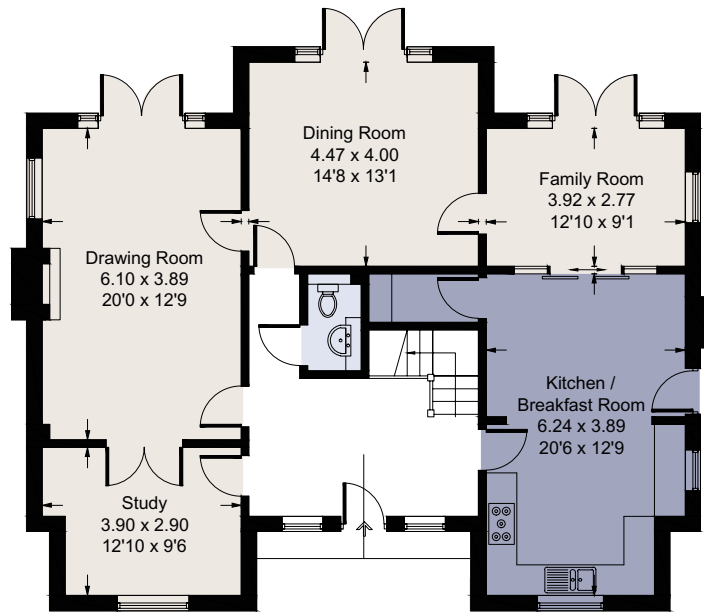
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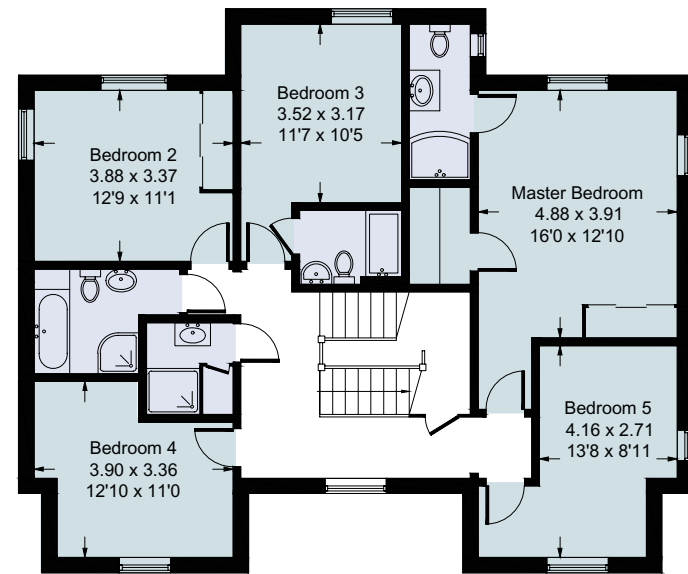
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

For identification only. Not to scale. © 19/06/26 KF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	73	78
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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