



# THE GRANGE

GRANGE ROAD › ELLESMERE › SHROPSHIRE









# THE GRANGE

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*Shrewsbury 17 miles, Chester 26 miles, Birmingham 62 miles, Manchester 70 miles  
(All distances are approximate)*

*A stunning family house situated in a private but accessible location with a selection of outbuildings, two two-bedroom holiday cottages, office, large gardens, paddocks, a wildflower meadow, woodland and beautiful views of the surrounding countryside*

Drawing room | Sitting room | Dining room | Library | Study | Conservatory | Kitchen

First floor library | Ten en suite bedrooms | Three further bedrooms | One bathroom

Range of outbuildings and workshops | Victorian greenhouses | Office | Two two-bedroom cottages

South-facing veranda | Organically farmed walled vegetable garden | Parkland

Set within approximately 12.47 acres

*Your attention is drawn to the Important Notice on the last page of the text.*



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## LOCATION

The Grange occupies a prime, private position on the fringe of the pretty market town of Ellesmere. The area is known as the 'Shropshire Lake District' with the local landscape having a series of nine meres which were formed by the retreat of glaciers during the last ice age. They are unique in Britain as they do not have a flow of water into them to maintain the water level. The largest mere sits beside Ellesmere's town, and has a Green Flag award for being one of the best green spaces in the country. It is surrounded by woodland walks, gardens and historic parkland. Ellesmere offers a welcoming mix of independent shops including a traditional butcher, baker, weekly market and a supermarket together with a variety of cafes, pubs and restaurants. It also hosts a number of festivals throughout the year which include local artists and artisans.

The medieval county town of Shrewsbury, famed for being the birth-place of Charles Darwin, provides more extensive shopping and leisure facilities including Theatre Severn and Quarry Park which hosts the famous flower show in August. The city of Chester offers a wide selection of bars and restaurants.

There are many leisure opportunities in the area including sailing, boating on the Shropshire Union Canal, racing at Bangor-on-Dee and Chester racecourses, and golf. The area is also very popular with those who wish to take advantage of the numerous scenic walks and footpaths this area provides.



There are a number of well-regarded schools within the area in both the state and independent sector, including Ellesmere College, Lakelands Academy, Packwood Haugh, Oswestry School, Moreton Hall, as well as renowned schools in Shrewsbury and Chester.

The Grange is located within easy access of the A5 and M54 which provide access to the Midlands and national motorway network. Crewe station offers a direct rail service to London Euston.

Regional airports within easy reach are Manchester, Liverpool and Birmingham.





## HISTORY

The Grange dates back to about 1740 and has evolved over time with evidence of Georgian, Regency and Edwardian architectural styles. Once owned by Lord Kenyon, by the mid-1800s the house was lived in by the Provis family. William Provis was Chief Engineer to Thomas Telford and it is thought they were great friends, having worked together on many large-scale canal, river and road projects including the London to Holyhead Road and the Menai Bridge. Provis took over Telford's London house after he died and bought the Grange as a country residence to pursue his interest in fossil hunting.

The Grange was originally part of a 100 acre estate with a lake, stables, farm buildings and a dairy. Two tennis courts and a swimming pool were added in the 1930s. It has been in the same extended family since 1976 when it was first remodelled to be a country house hotel, then as a retreat centre and in more recent years for specialist residential craft courses. The stables and coach house were developed in the 1970s and 80s to serve as overflow accommodation to hotel guests. More recently these buildings have been extensively refurbished to provide two holiday cottages (one completed) and an office.







## ACCOMMODATION

The Grange is an enchanting Grade II listed house, standing in a private position overlooking its own open parkland. The elegant reception rooms enjoy a wealth of original, period features including window shutters, beautiful plasterwork and fireplaces; all of good proportion providing an excellent entertaining space as well as wonderful family living space. The property has the potential to be remodelled for use as a large family home. Set within beautiful gardens and grounds with a number of outbuildings, workshops and cottages, the property offers a variety of opportunities for its next custodian.

The property is built of brick with stone dressings. There is an attractive, first floor bay window, with small balcony, and iron verandas run along the south-east facing façade. To the west side of the property is an iron portico



and main door into the house. The accommodation flows well from an arched, central hallway. The drawing room boasts magnificent ceiling plasterwork, decorative cornicing, fireplace with stone surround and tall sash windows enjoying an open aspect over the grounds. The sitting room has



beautiful cornicing and a wood burning stove with an impressive, Adam-style carved wooden surround. This leads into the dining room, with panelled walls, oak flooring and double doors opening into the conservatory.

On the first floor, accessed by two main staircases, are ten bedrooms, including a double aspect master bedroom, and its bathroom with original Art Deco fittings, six further bedrooms with en suites, and a family bathroom. Three of the bedrooms have fireplaces made from an unusual Derbyshire fossil limestone.

# FLOOR PLANS

## Gross Internal Area (approx)

House = 1034.9 sq m / 11140 sq ft

Cellar / Stores / Workshop 1 = 64.9 sq m / 698 sq ft

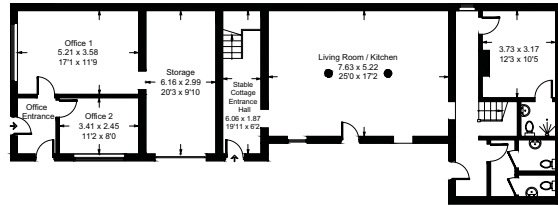
Offices = 52.5 sq m / 565 sq ft

For identification only. Not to scale.

Grooms Cottage = 75.2 sq m / 809 sq ft

Outbuildings = 268.3 sq m / 2888 sq ft

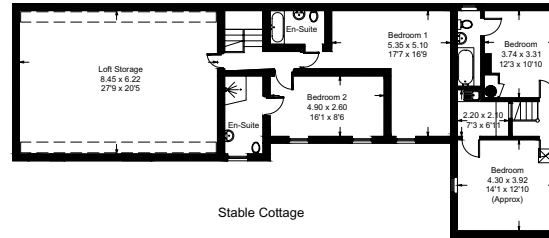
Stable Cottage / Loft Storage = 162.3 sq m / 1747 sq ft



Office & Storage  
(Not Shown in Actual Location / Orientation)

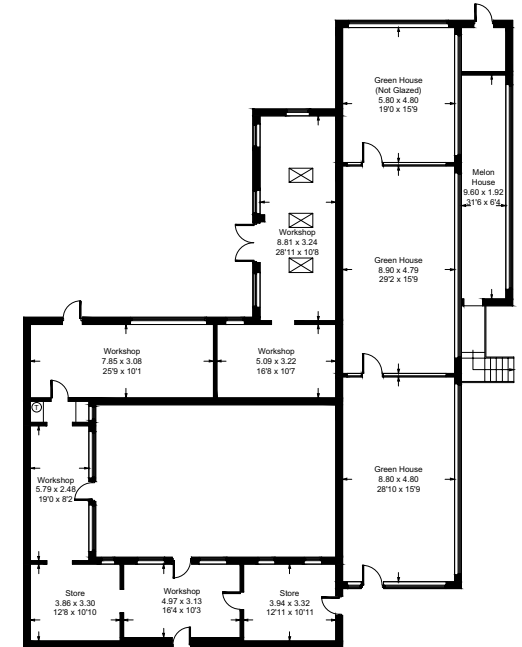
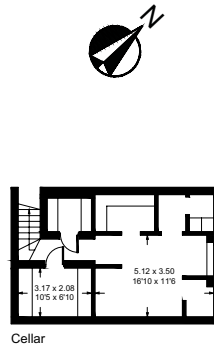
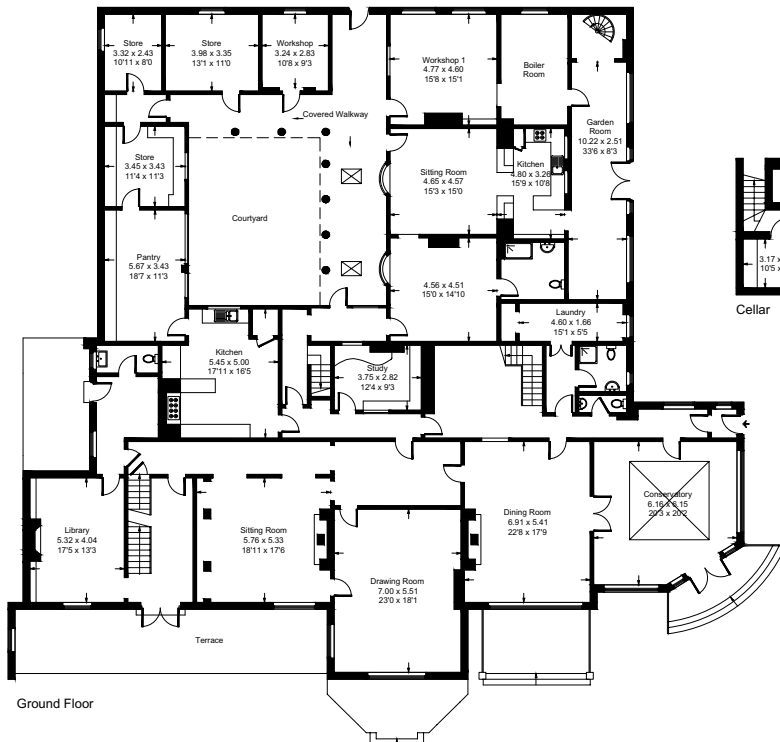
Stable Cottage

Groom's Cottage  
Ground Floor

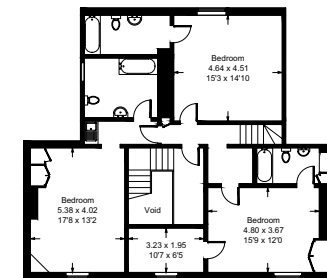


Stable Cottage

Groom's Cottage  
First Floor



Outbuildings  
(Not Shown in Actual Location / Orientation)







Also on the first floor, leading from a mezzanine level bathed in natural light from an impressive cupola, is the main library - a wonderful room with decorative plasterwork and a bay window opening onto a balcony. There are three further spacious bedrooms on the second floor, all en suite.

The property has a spacious kitchen and adjoining pantries, all of which overlook an enclosed courtyard housing the old well. Also bordering this courtyard is an informal sitting room with kitchen. The property has extensive beer and wine cellars.







## COTTAGES AND OUTBUILDINGS

The old stable block and coach house are situated in the courtyard and have been converted and restored into office space and residential accommodation. Stable Cottage, currently being utilised as a holiday let, has been fully refurbished, comprising an open plan living kitchen area and two first floor, en suite bedrooms. There is a further cottage, Groom's Cottage, which has the potential to be refurbished into a second holiday let. The remainder is currently utilised as a spacious office.

There are a range of traditional brick built outbuildings in the gardens, currently used as studio and workshop space with heating, water and three-phase power connected. These lend themselves well to a multitude of uses.



## GARDENS AND GROUNDS

The property is entered via a private driveway which sweeps around a turning circle to a parking area with ample space.

The formal gardens are principally laid to lawn with a brick ha-ha separating the front garden and croquet lawn from the parkland which has been left to grow as an organic wild-flower meadow.

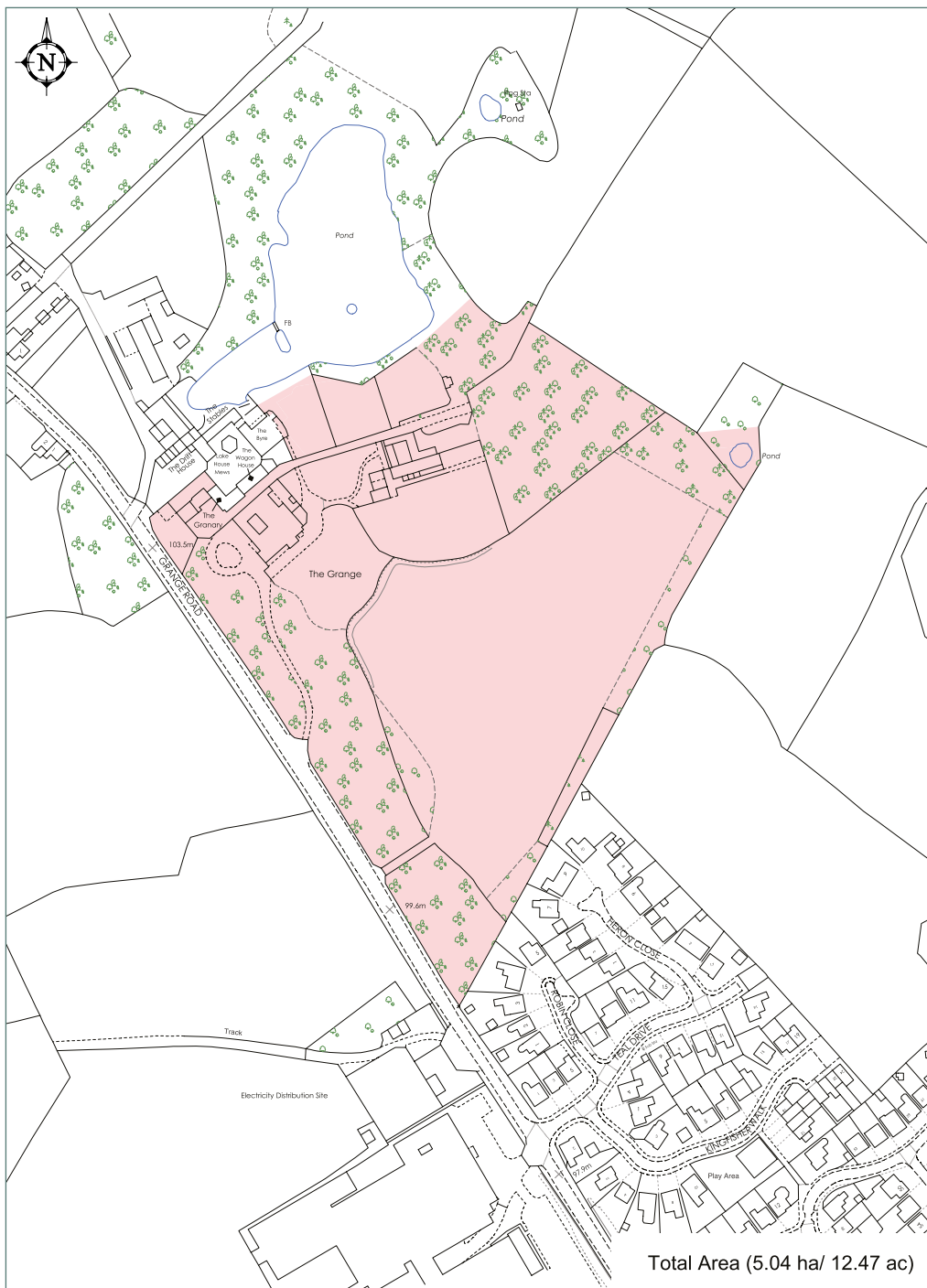
The beautiful walled, kitchen garden is truly very special, with a curved iron decorative fence along its southern boundary. It has been farmed organically and has a herb garden, vegetable beds, fruit trees, soft-fruit bushes and vines. The Victorian greenhouses are undergoing repair and provide shelter for three apricot trees and one ancient vine.

A tarmac drive, bordered with ornate iron railings leads to the old tennis court and pavilion. Stone steps lead down into the old rose garden, where there is a central Mulberry tree. Beyond here, is the enchanting sunken garden which was once the swimming pool with its old brick pool house and honeysuckle-draped stone pillars. Across the drive are the workshop outbuildings, currently used as a bindery and print workshop.

The grounds also feature areas of woodland with many interesting trees, including a majestic Cedar of Lebanon, oaks, larch, Scots pines, maples, hawthorns, chestnuts, beech, cherries, walnuts and limes, all providing good habitat for buzzards, jays, owls and many other breeding birds.







## GENERAL REMARKS AND STIPULATIONS

### Tenure

Freehold

### Method of Sale

The property is offered for sale by private treaty.

### Services

Mains water, electricity, gas and drainage. Fibre to the cabinet broadband.

The main house benefits from an integrated zonal fire alarm.

### Local Authority

Shropshire Council

Council Tax, Band D.

### Business Rates

The Grange, Hotel and premises: £3,750

Office outbuilding at The Grange (owner's second business): £2,700

### Fixtures & Fittings

All fixtures, fittings and garden statuary are specifically excluded unless

otherwise mentioned in these sale 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. Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

### Planning

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

### Agents note

It should be noted that there will be a restrictive covenant on the land at The Grange. For more details, please contact the vendors agent.

### Directions

Follow the A495 into Ellesmere. At the roundabout, take the exit signed towards Wrexham and follow the A528. After approximately 500 yards, the entrance to the property is on the right hand side.

## IMPORTANT NOTICE

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