



# HARNAGE HOUSE

HARNAGE | CRESSAGE | SHREWSBURY

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Shrewsbury 7.5 miles | Chester 4.7 miles | Birmingham 48 miles  
(All mileages are approximate)

*‘A beautiful Grade II country house with far reaching views, together with two self-contained cottages, extensive outbuildings set within approximately 3.5 acres of private gardens and grounds’*

Drawing room | Dining room | Library | Study | Kitchen | Principal bedroom suite  
Eight/nine further double bedrooms

Two self-contained one bedroom cottages | Further outbuildings with potential for conversion  
(subject to the correct planning permissions)

Double garage | Six stables | Manège

Beautiful gardens | Sun terrace | Paddock



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



## LOCATION

Situated in the idyllic hillside hamlet of Harnage, surrounded by rolling south Shropshire countryside, Harnage House occupies an enviable position enjoying fine views of the Wrekin, Wenlock Edge and the Long Mynd.

The hamlet of Harnage is contained within the historical Condover Hundred dating from the Domesday Book. The name Harnage means 'rocky edge' and the local stone has been quarried for millennia. Harnage remains a small settlement of less than 20 dwellings but forms a strong community and sits in an elevated position that enables the fine views.

Harnage is less than a mile away from the larger village of Cound which provides a 13th century church, thriving tennis and cricket clubs and a village hall. The surrounding area offers a wealth of walking opportunities such as the noted 'Snowdrop Walk' which is well supported each year. Cycling and horse-riding are also popular activities due to the quiet lanes and attractive landscape. The local hills of Caer Caradoc, the Lawley and the Long Mynd in the Shropshire AONB, are a short distance away.

The nearby historic market town of Much Wenlock (7.2 miles) provides a good selection of everyday facilities including a number of independent shops, public houses and restaurants; along with a primary school and well renowned secondary school, William Brookes.

The county town of Shrewsbury is 7.5 miles distant and offers an extensive range of shopping, dining and leisure facilities including shopping centres, supermarkets, banks, bars, restaurants, a Cathedral, theatre and has a variety of events held throughout the year such as the Shrewsbury Flower Show and Regatta.



The town is noted for its exceptional schools both within the state and independent sectors including St Winefrides Independent School, Prestfelde, Shrewsbury High School and Shrewsbury School.

The Old Hall, Haberdashers' Adams, Newport High School, Wrekin College and Concord College are also in the area.

Road communications are excellent with the A458 linking to the A5 which runs north to Oswestry and Chester, and east to Telford, where the M54 links to the national motorway network.

There is a mainline rail service from Shrewsbury with a direct service to London Euston.

The region's international airports include Birmingham, Manchester and Liverpool.



HARNAGE HOUSE

## ACCOMMODATION

Harnage House is a beautiful Grade II country house offering a wonderful family lifestyle in a desirable part of the south Shropshire countryside. Approached by a private front driveway which sweeps to reveal the elegant façade. The current house is understood to have been re-built after 1747 by John Dodd whose family were present in Harnage from the 17th century and owned several buildings. Further additions have been made over the ensuing centuries but original period features are abundant including doors, shutters, fireplaces & handmade plasterworks.

Harnage House is set within private gardens and grounds extending to just under 3.5 acres with stunning views in three different directions: the south Shropshire Hills, the church spires of Shrewsbury and the Welsh hills. The property benefits from a block paved enclosed courtyard with stabling, a manège, two cottages (which are interlinked and can be used as one dwelling) and further attractive outbuildings that offer renovation options.

The double front door opens to an elegant oak floored reception hall, a Clearview wood burner and from where the noted elaborately carved original Jacobean staircase rises to the first floor. The large drawing room boasts original oak floorboards, an Adam fireplace (with wood burner), a built in decorative corner feature, original handmade plasterwork ceiling decorations and a panoramic window with seat overlooking the principal gardens and eastwards to the Wrekin – over which the sun rises in the morning.

The dining room features the original oak floor, a bay window, a fireplace with a Clearview wood burner and original handmade plaster cornicing. There are also



original wooden shutters. The library has a beautiful pink marble fireplace, oak floor and built-in bookcase along one wall and shutters.

A long hallway with an original Coalbrookdale encaustic tile floor leads to further rooms at the northern end of the house including a downstairs WC, a storage room, the entrance to the cellar, the back staircase to the first floor and a breakfast room (currently used as a study).

Finally, at the end of the corridor are the kitchen and utility rooms. The main kitchen and back kitchen were renovated in 2019 and feature hand-made wooden units. The main kitchen has a central island with storage and an original (but renovated) 5 door oil fired aga. There is also a NEFF induction hob. In the back kitchen there is a pantry, additional storage and a NEFF oven. The flooring is quarry tiles and Karndean over antique pine boards. The kitchen leads to a useful boot room with a Belfast sink and drying rack and an external door.



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At the top of the Jacobean staircase is the principal bedroom suite which has an original oak floor, beautiful country views to the west and an ensuite bathroom with a free-standing

Victoria & Albert bath with a separate enclosed shower. There are four further double bedrooms on the first floor, a family room, a separate WC and another

bathroom with a Victoria & Albert bath. The Jacobean staircase continues to the second floor where there are two further double bedrooms and a single bedroom between.

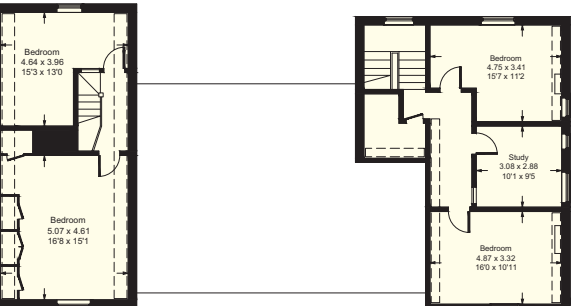
At the other end of the corridor is small storeroom and airing cupboard, and another staircase leading to the second floor where there are two further double bedrooms.



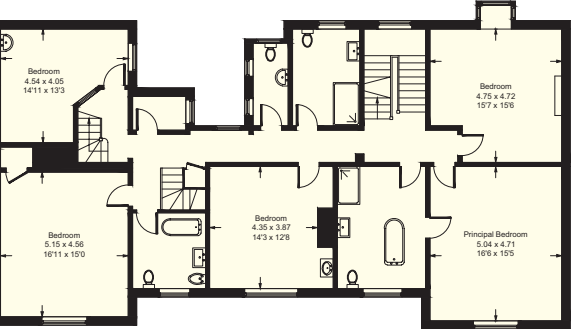
FLOOR PLANS



Approximate Gross Internal Area:  
House - 476.7 sq m / 5,131 sq ft  
Cellar - 52.8 sq m / 568 sq ft  
The Gardener's Cottage - 74.6 sq m / 803 sq ft  
Harnage House Cottage - 140.6 sq m / 1,513 sq ft  
Outbuildings - 231.8 sq m / 2,495 sq ft  
For identification only. Not to scale.  
Not all buildings are shown in actual location/orientation.



Second Floor



First Floor



## COTTAGES AND OUTBUILDINGS

Approached by a separate private gravel driveway the property benefits from two cottages, garages, outbuildings, stables and a courtyard enclosed on three sides. The whole area is laid to attractive block paving which is easy to maintain.

### HARNAGE HOUSE COTTAGE

Harnage House Cottage is an immaculately presented one bedroom cottage with an open plan kitchen with oak fronted units, a Quartz top island, two NEFF ovens, a NEFF warming drawer and a NEFF hob with extractor fan. Steps from the kitchen lead to a sitting room with a panoramic window offering breath-taking views to the North West and glass door to the outside. On the first floor is a double bedroom with a full height apex ceiling with four Velux windows filling the room with light. There is an adjacent shower room (2020) and safety access to an outbuilding.



Harnage House Cottage

### THE GARDENER'S COTTAGE

The Gardener's Cottage is the charming original cottage with 'A frame' oak and stone construction. Entered through a courtyard porch which leads to a lobby (WC off) and to the sitting room with a panoramic window and seat, and wood burning stove. The kitchen was renewed in 2020 with hand-made units, an oven and induction hob and attractive tiled floor. It has a separate stable door to the courtyard and an interlink door to the other cottage. On the first floor there is a double bedroom with dual aspect windows and new (2020) shower room.



Harnage House Cottage



The Gardener's Cottage



The Gardener's Cottage



The Gardener's Cottage



### COURTYARD AND OUTBUILDINGS

The paved courtyard has six stables of which three are currently used for the biomass boiler system. The east side of the yard leads to the manège (approx. 20m x 40m) which has views over open countryside. The outbuildings comprise a laundry room, outside pantry and a WC. The first floor has several rooms which are unrenovated. The layout mirrors Harnage House Cottage and offers the potential to be converted into further living accommodation or home office, subject to the correct planning permissions. There are also two garages, a feed room and a hayloft – the configuration would lend itself to a home office or further accommodation (subject to permission). Finally, there are two brick build stables used as log stores and three former pig styes used for storage.





# GARDENS AND GROUNDS

The beautiful and private gardens at Harnage House have been designed to take advantage of the amazing views, and the picturesque setting. The garden is mainly laid to lawn with feature beds and several discreet seating areas.

There is a gravel seating area with dwarf box-tree layout with power and light which is perfect for alfresco dining and entertaining.

There is also a small ‘secret’ seating area enclosed by flowers and trees with a quarry floor. At the top of the garden there is a tranquil wooded glade with a feature circular tree formation. A gravel path leads around the garden and back to the house, also offering a back gate that leads directly to public footpaths and open countryside for fantastic walking options.



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# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE

Freehold.

## LOCAL AUTHORITY

Shropshire Council. Band H.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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.

## SERVICES

Mains water and electricity. Private drainage by way of a septic tank. RHI Biomass boiler.

## FIXTURES AND FITTINGS

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

## PLANNING

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

## IMPORTANT NOTICE

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1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts.
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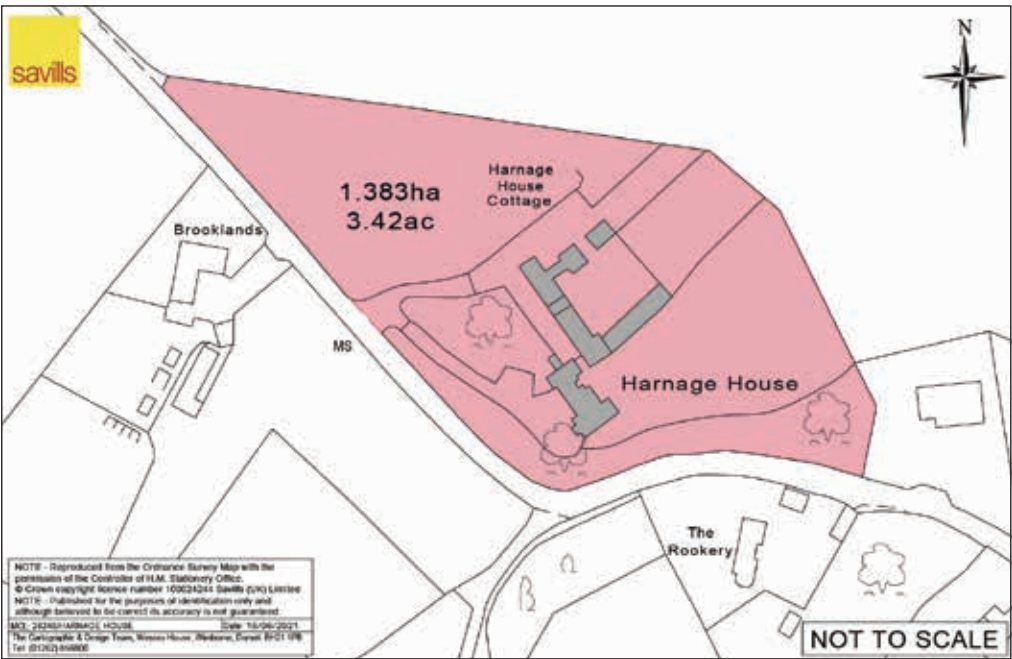
Brochure prepared: June 2021. Photographs taken: June 2021.

## STATEMENT OF NOTE

- Harnage House has not been on the market since 1976.
- The biomass boiler was RHI commissioned in 2014 with a 20 year term, providing an attractive heat incentive grant.
- Harnage House, outbuildings and Harnage House Cottage were re-roofed in 2008.
- Both cottages have updated CH system and shower rooms in 2020.
- All electrical systems were checked and upgraded where required in 2019/2020.
- A wayleave was signed in 2021 to have the power cables crossing the property buried underground.

## DIRECTIONS

From Shrewsbury: Take the A458 towards Much Wenlock and after approximately 5 miles turn right towards Harnage. Continue on the lane forking left handed. After the church, the entrance to Harnage House will be found on your left hand side after approximately 500m.







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