

EBNAL HALL

RHOSYGADFA | OSWESTRY | SHROPSHIRE





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Oswestry 4.4 miles | Chester 19 miles | Shrewsbury 20 miles
(all mileages are approximate).

A BEAUTIFUL GRADE II LISTED COUNTRY HOUSE

Family living kitchen | Four bedroom suites | Two further bedrooms

Sonos sound system | Fibre Broadband

Gazebo | Party room with bar | Workshop

Hard tennis court | Orchard | Wildflower meadow

All in about 7.9 acres



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Viewing by appointment only

These particulars are intended only as a guide and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

OVERVIEW

Ebnal Hall is a wonderful family home with a pretty Georgian façade which has been painstakingly restored and refurbished to a high standard retaining original, period features to present stylish, modern-day living over three floors. Set within attractive gardens and grounds extending to just under 8 acres, the hall offers a fabulous lifestyle in an easily accessible part of Shropshire.

LOCATION

Ebnal Hall occupies an idyllic position in the rural hamlet of Ebnal, surrounded by unspoilt rolling countryside with a backdrop of the Welsh Hills.

The villages of Gobowen and St Martins are less than 2 miles distant offering day to day amenities including Stans Superstore, Co-op, a post office and a garage. The market town of Oswestry has a superb range of specialist and independent shops as well as major supermarkets. The charming town of Shrewsbury and city of Chester are both renowned for their beautiful architecture and have a good selection of bars, restaurants and shopping facilities as well as excellent leisure activities including Theatre Severn and Chester Racecourse.

The house is exceptionally well placed for a number of highly regarded schools including Moreton Hall, Oswestry School, Ellesmere College, Packwood Haugh as well as renowned schools in both Chester and Shrewsbury.

For outdoor recreation, the quiet lanes and countryside offer wonderful opportunities for walking, cycling and riding. Nearby golf courses include Henlle, Chirk and Oswestry.





The house benefits from excellent communication links being within 2 miles of the A5/A483 trunk road between Chester and Shrewsbury providing access to the West Midlands and Birmingham, with Liverpool and Manchester to the north.

Gobowen Railway Station, 2 miles away, has a regular service to Chester, Shrewsbury and Birmingham with hourly connections to London and Manchester.

Regional international airports include Birmingham, Liverpool and Manchester.

ACCOMMODATION

Approached through a circular private driveway which sweeps through the wildflower meadow, Ebnal Hall is an exquisite country house built in 1690 which stands in partially walled gardens.

The accommodation flows effortlessly from a central rear hall which has a range of bespoke storage and cloak cupboards. The contemporary living kitchen forms the heart of the house boasting a spacious family living/dining area with a reclaimed tiled floor with heating beneath; two sets of French doors, one to the garden and one to a morning terrace; and a bespoke handcrafted Teglra kitchen which incorporates a Lacanche range cooker with gas hob, Bosch microwave, dishwasher, fridge and large breakfast island with a granite top. This opens to the utility area with fitted units and a sink, a wine fridge, larder cupboard, housekeeping cupboard and a further laundry room. From the kitchen, double doors open to the snug with built-in book shelves and a wood burning stove.

The principle staircase rises from the hall which enjoys plenty of natural light and from where







the reception rooms flow. Currently serving as an office, music room and a sitting room, all of these rooms have built-in shelving, oak flooring and large windows that offer views of the walled garden, open lawns and orchard. There are two WCs on the ground floor and a secondary staircase.

The principle bedroom enjoys splendid views of the gardens and grounds and has a spacious ensuite with oak flooring, bespoke fitted wardrobes, a freestanding bath and separate shower. There are two further guest bedrooms, both with ensuite shower rooms and one with a dressing area benefitting from fitted wardrobes and cupboards.

To the second floor is a spacious landing, three further double bedrooms, one with an ensuite



shower room, and a family bathroom with a freestanding bath and separate shower.

The cellar comprises two rooms and a priest hole.

The house benefits from Sonos, fibre broadband and oil central heating (regulated through a Hive system) throughout.

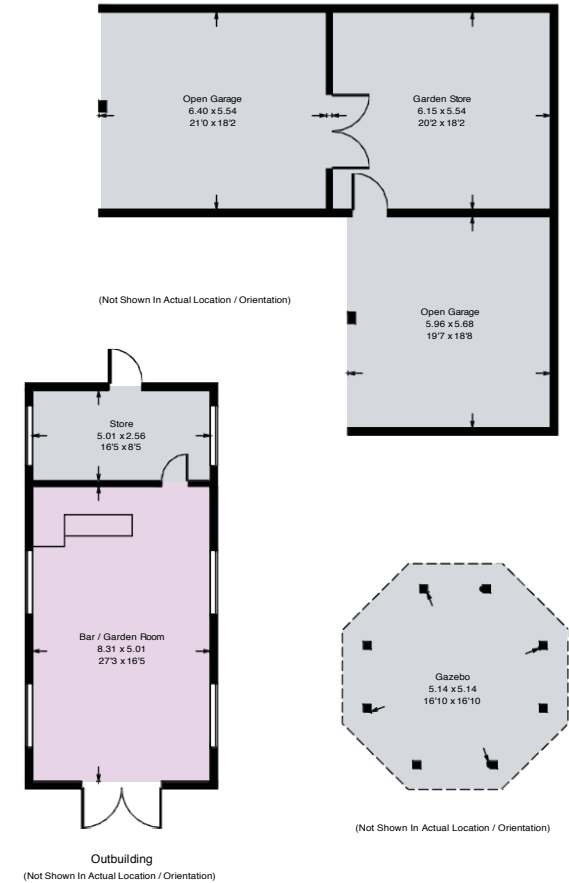
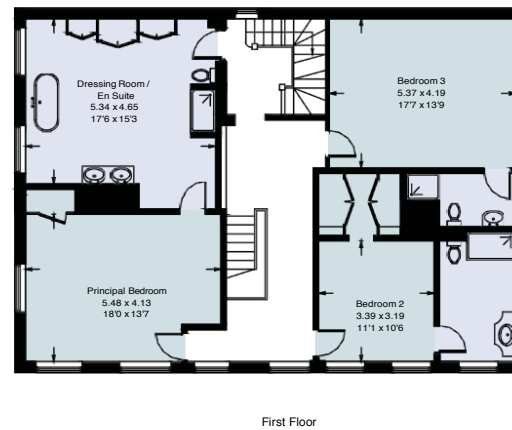
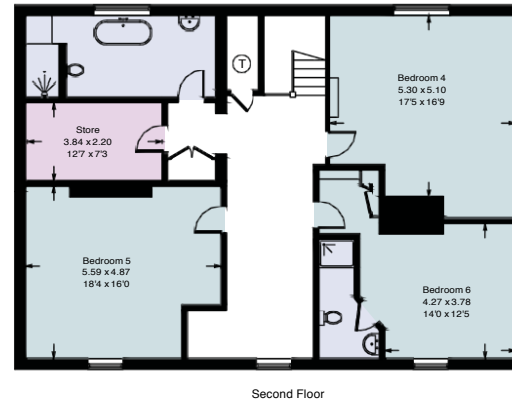
OUTSIDE

The house is approached through electric gates via a well-lit, private driveway which sweeps to an ample gravel turning and parking area with an attractive pond opposite. There is an open bay car port with garaging for four vehicles and a good sized workshop.

Wysteria adorns the south facing façade which overlooks the charming, 18th century walled garden which has full and established herbaceous borders. The remainder of the formal gardens are mainly laid to lawn with a wonderful terrace which has a gazebo benefitting from a built-in sound system and heaters. The old shippon is adjacent and has been recently re-modelled and refurbished into a home bar/party room with a timber bar, living area and store room beyond. There is also a floodlit, hard tennis court.

A tall copper beach hedge surrounds the morning terrace and a kitchen garden planted with a selection of fruit and vegetables including potatoes, beans, lettuce, peas, courgettes, rhubarb and strawberries.

Gross Internal Area (approx)
 House = 514.1 sq m / 5534 sq ft
 Cellar = 37.5 sq m / 404 sq ft
 Outbuildings = 156.3 sq m / 1682 sq ft
 (Including Open Garages / Excluding Gazebo)
 For identification only. Not to scale.
 Plan by Cloudbase Photography





A nepita lined pathway leads through the orchard to the wildflower meadow which includes a pond attracting a variety of wildlife. There is a separately serviced building to the rear of the meadow. The main house and gardens are surrounded on three sides by paddocks, all with post and rail fencing and mains water connection, which can be accessed from a separate entrance via the lane.

The land extends to approximately 7.9 acres in total.

Directions

From Shrewsbury: Take the A5 north towards Oswestry/Chester. At the Gledrid roundabout, take the fourth exit onto the A495 to St Martins. Upon entering the village, at the mini roundabout, take the second exit signed to Gobowen. Continue for approximately half a mile and turn left signed to Ebnaal. Continue for around 0.3 miles before turning right opposite the duck pond. The driveway to Ebnaal Hall will be found after a short distance on your right hand side.

Tenure

Freehold

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Local Authority

Shropshire Council – Band E

The property is offered for sale by private treaty.

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





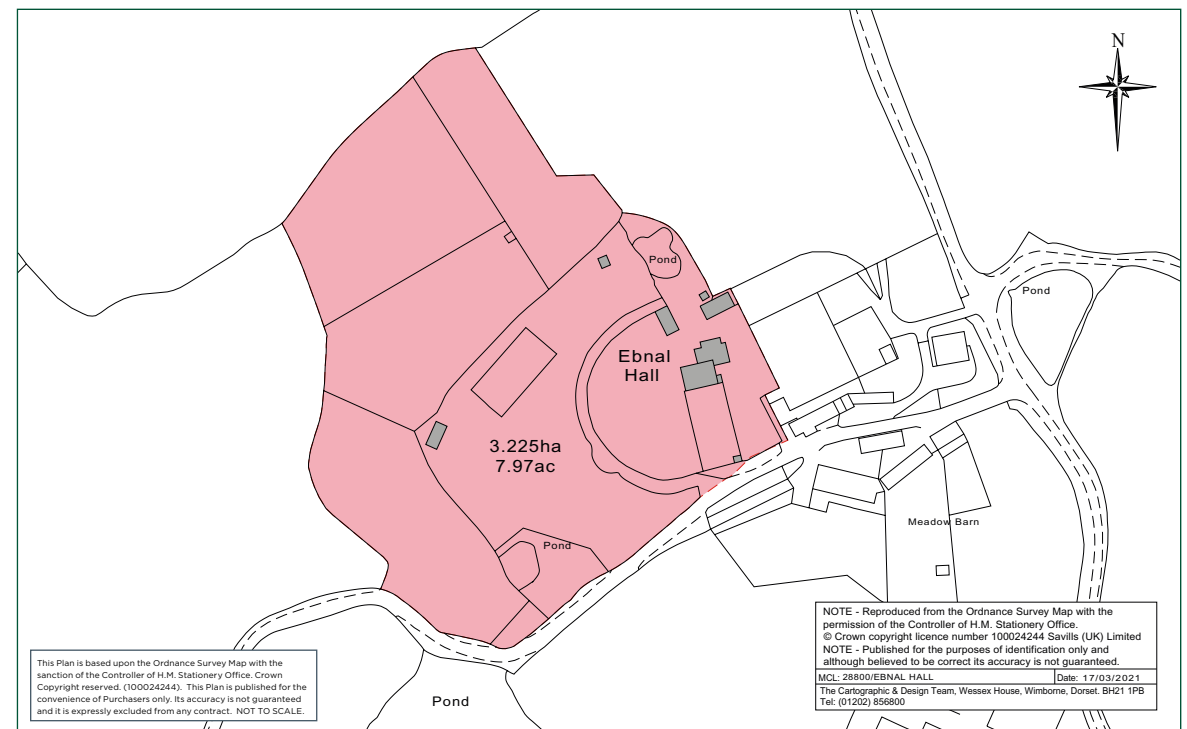
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It should not be assumed that the property has the necessary planning, building regulations or other consents.

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

Brochure prepared: March 2021

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