



STONEY STRETTON HALL

YOCKLETON | SHREWSBURY





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Shrewsbury centre 7 miles | Birmingham 55 miles | Manchester 86 miles
(All mileages are approximate)

AN ELEGANT GRADE II LISTED, REGENCY COUNTRY HOUSE
WITH ABOUT 17 ACRES AND WITHIN 5 MILES OF SHREWSBURY

GROUND FLOOR

Reception hall | Drawing room | Dining room | Orangery | Sitting room | Family room | Kitchen
Breakfast room | Study | Utility room | Laundry | Boot room | Double garage

FIRST FLOOR

Master bedroom with ensuite bathroom and separate dressing room/bedroom
Bedroom 2 with separate dressing room/bedroom, separate bathroom

SECOND FLOOR

5 further bedrooms | Sitting room/bedroom | 2 further bathrooms

COTTAGE

Separate cottage with 3 bedrooms, kitchen, sitting room and bathroom

OUTSIDE

Outbuildings and separate yard | Traditional gardens and woodland | Walled garden | Greenhouse

In all about 17.7 acres



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

LOCATION

Stoney Stretton is a rural hamlet, approximately 5 miles west of Shrewsbury. It is situated between the villages of Yockleton and Westbury.

Westbury has a primary school, a pub and a medical practice. The county town of Shrewsbury provides a much wider selection of high street shops, independent shops, cafés, restaurants, Theatre Severn and The Quarry Park which hosts a number of cultural events throughout the year.

There are a number of well regarded schools in and surrounding Shrewsbury, including Shrewsbury School, Shrewsbury High School, Prestfelde and St Winefride's RC. Moreton Hall, Ellesmere College and Oswestry School are within the wider outskirts of Shrewsbury.

A rail service to London/Manchester is accessible at Shrewsbury Station, whilst the A5 links through to the M54 and national motorway network beyond. International airports are available in Birmingham, Liverpool and Manchester.



DESCRIPTION

Stoney Stretton Hall is a handsome, Georgian regency, country house which sits within wonderful gardens and grounds.

Grade II listed, the property is believed to have been remodelled in 1831, whilst its origins are thought to date back to the 1600s.

Stoney Stretton Hall has an excellent balance of both formal and less formal rooms, ideally suited to both formal and modern day living. A fine portico entrance with paired columns and entablature, offers a beautiful entrance into the main house with many other original features including a wonderful Jacobean staircase which is thought to date back to 1635, original working shutters, ceiling roses, decorative cornicing, sash windows and period fireplaces on both the ground and bedroom accommodation.

The south facing drawing room, overlooking the lawn and gardens, has a fireplace with a slate hearth and marble surround, whilst French doors lead out onto the terrace and gardens beyond. The dining room is double aspect with oak boarded flooring and a marble fireplace with decorative ceramic tiles, depicting historical Grecian scenes.

To the right of the front door is a library with fitted shelving. Off the drawing room is a sitting room which has views over the gardens. There is a well in this room, which is safely closed off and could be made into a feature should somebody wish to do so. Off the sitting room leads the kitchen, which has been modernised to provide an aspect of open plan.



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The kitchen is a central feature of the house and has a large central island, a 4 door AGA, a Stoves Range cooker, a good number of units and an integrated dishwasher and fridge freezer. Steps off the kitchen lead into a glazed corridor, providing plenty of light. This leads to the recently added orangery which incorporates a breakfast room.

The orangery is a fabulous addition to the house and has underfloor heating, heat controlled glass and double doors which open out onto the terrace and gardens. A great room for entertaining offering a wonderful lifestyle.

The underfloor heating continues into the laundry, utility room and boot room which provides access onto the inner courtyard with an integral door leading to the garage.

Also accessed off the kitchen is the family room, which has been used as a cinema room more recently, and the rear staircase.



YOCKLETON | SHREWSBURY



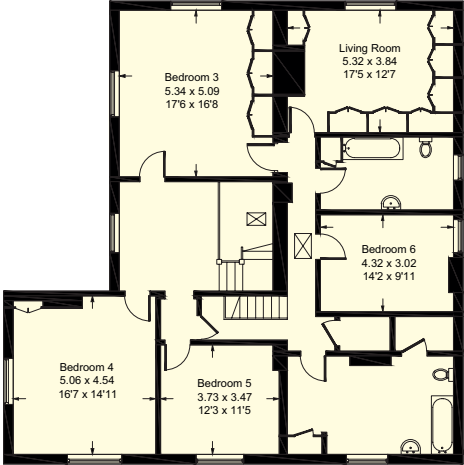
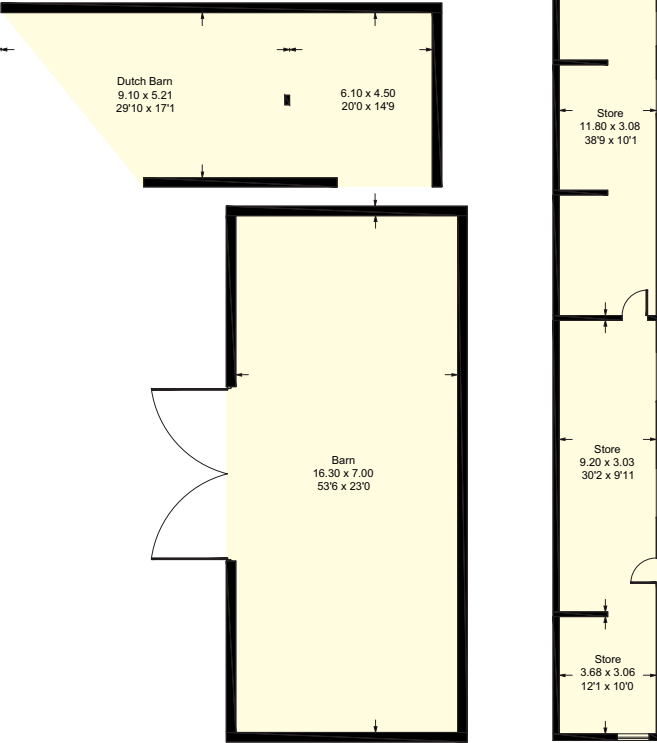
The Jacobean staircase gently rises to the first floor landing, off which is the master bedroom with a good size ensuite bathroom with a free standing roll top bath, vanity sink unit and a separate shower. There is a separate WC situated next door which may be accessed off a separate door where there is also a separate dressing room/bedroom. This could all be incorporated to make a master suite.

Also on the first floor is a separate family bathroom, a further double bedroom with a room off, which could also be used as a dressing room or further bedroom.

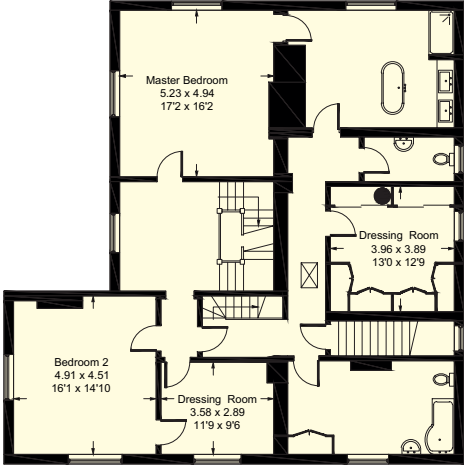
The second floor has 5 further bedrooms (1 currently used as a sitting room) and 2 further bathrooms.



Outbuildings
(Not shown in actual location/orientation)

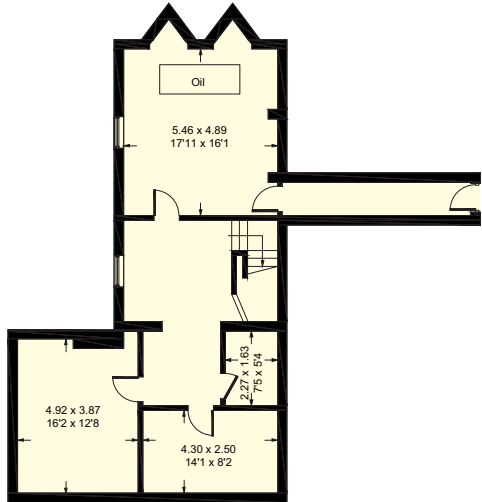


Second Floor

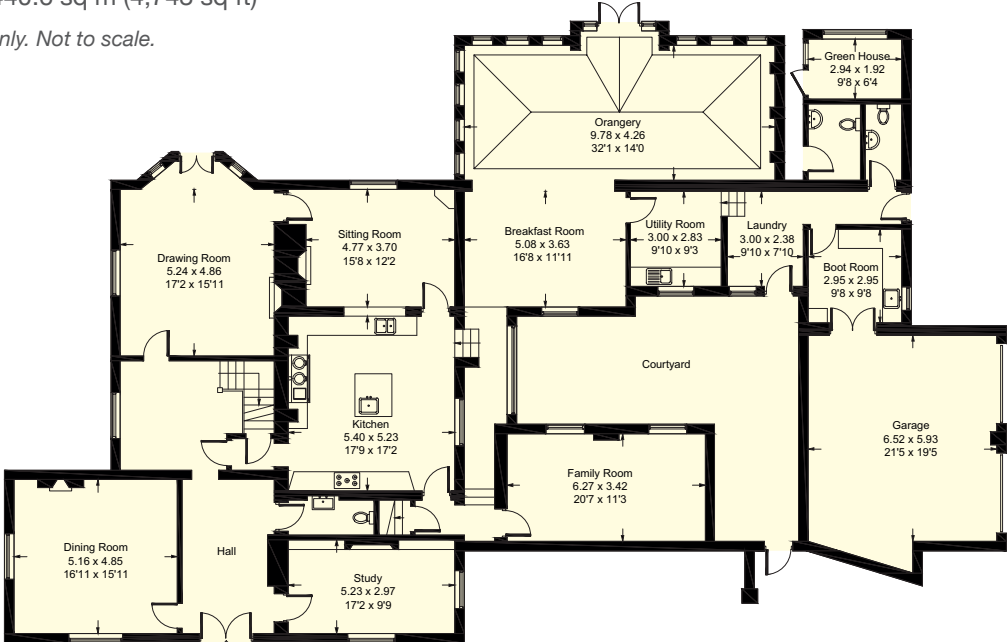


First Floor

Approximate Gross Internal Area:
House - 679.9 sq m (7,318 sq ft)
Cellar - 92 sq m (990 sq ft)
Outbuildings - 440.6 sq m (4,743 sq ft)
For identification only. Not to scale.



Cellar



Ground Floor



OUTSIDE

A pillared gated, gravel driveway sweeps around a turning circle with mature trees, and planted beds to provide parking for a number of vehicles.

An arch doorway, to the side of the house, provides access into the formal gardens, which may be described as classically English. A high wall, which shelters most of the garden, provides a back drop for wide beds edged with box hedging, which sweep along the full length of the wall and includes mature plants including lavender and roses. A gravel walkway splits the terrace and the main lawn and continues around the edge of the garden.

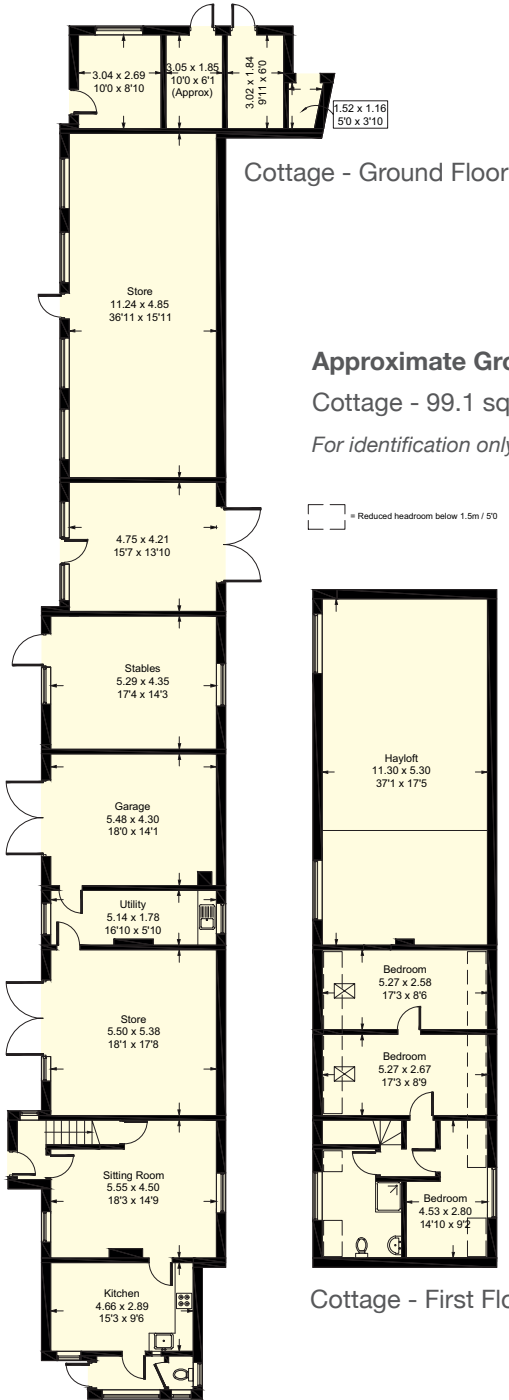
The far end of the garden includes a number of fruit trees including plum, apple (cooking and eating), greengage, fig and pear.

A Pergoda is a feature of the lawn area and provides an elegant seating area which looks out onto the wooded area, which has a walkway down to a natural pool and is filled with bluebells and wild garlic in the spring months.



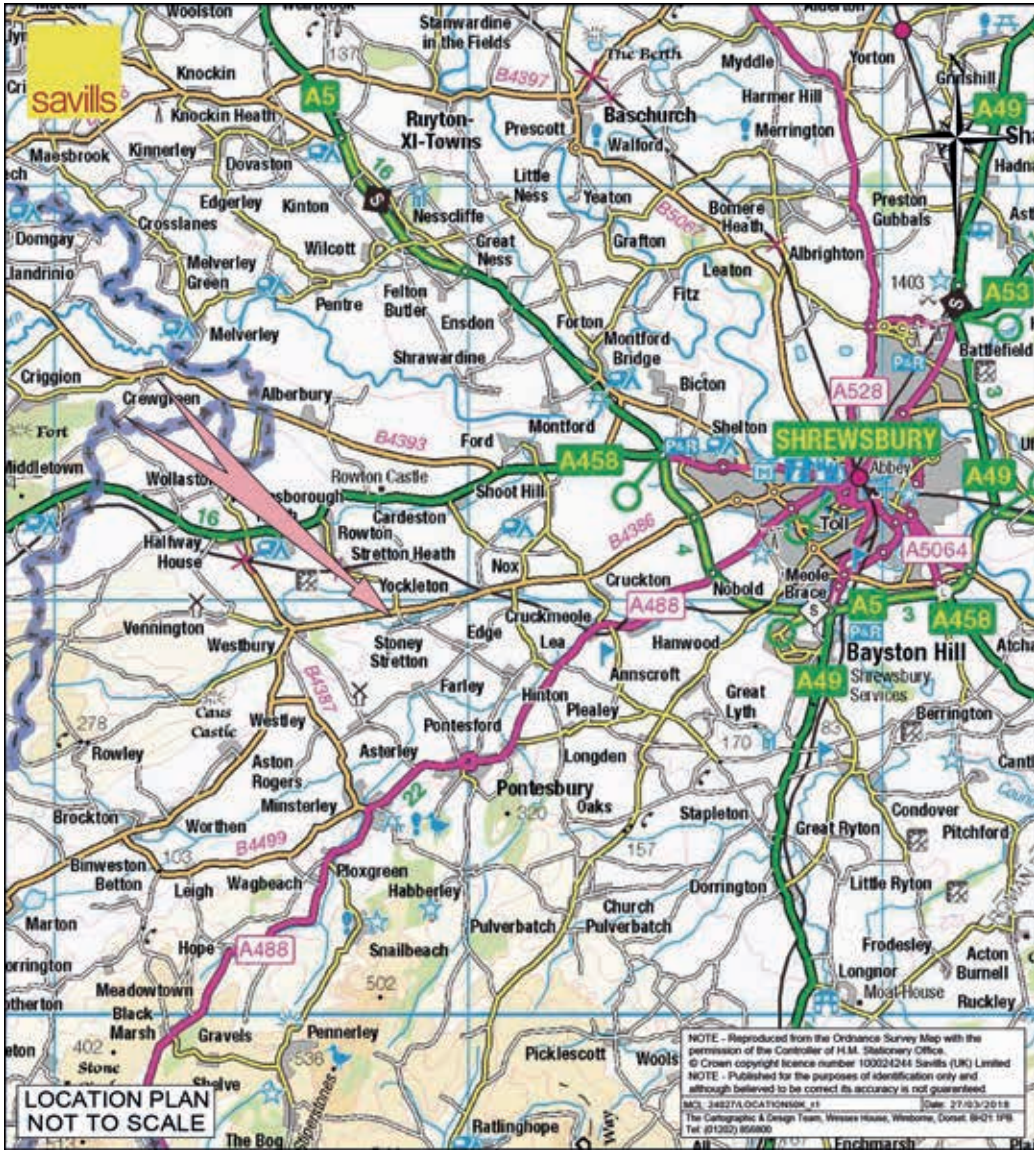
From the gardens you can access the yard and outbuildings which are to the side of the house. There is a Dutch barn, an open bay timber clad barn, a long Shippon which, with the necessary planning permission could be useful as separate accommodation, and a 3 bedroom cottage with separate parking and lane access which provides the opportunity to rent out/ holiday use, with the necessary change of use.

The pasture land is suitable for grazing and may be accessed from the yard to the side of the property.



DIRECTIONS

From the A5 Shrewsbury, head north towards Oswestry. At the roundabout signposted Montgomery take the first exit and continue on the B4386 for approximately 4 miles, going through the village of Yockleton. On reaching a staggered junction, turn left signposted to Stoney Stretton. Continue before bearing right and the gates to Stoney Stretton Hall will be straight in front of you.



TENURE

Freehold.

SERVICES

Mains water, electricity and gas. Private drainage by way of a septic tank.

LOCAL AUTHORITY

Shropshire Council.

Band - G.

METHOD OF SALE

The property is offered for sale by private treaty.

FIXTURES AND FITTINGS

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



IMPORTANT NOTICE

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Brochure prepared - June 2018

Photographs taken - June 2018

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.

PLANNING

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

VIEWINGS

Viewings are strictly by prior appointment only and can be arranged through Savills.

