



SPRING HILL

MARKET DRAYTON • SHROPSHIRE



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KILN BANK ROAD • MARKET DRAYTON
SHROPSHIRE • TF9 1LE

Newport 12 miles • Stafford 19 miles • Shrewsbury 20 miles • Telford 20 miles.
(Distances and times are approximate).

A HANDSOME REGENCY RESIDENCE WITH FAR REACHING COUNTRYSIDE VIEWS

Entrance Hall • 3 Principal Reception Rooms • 9 Bedrooms • Family Kitchen • Study
Attic Rooms • Cellar • Coach House • Tack Room • Studio/Library ('The Old School House')
Ha-ha • Paddocks • Walled Garden • Grass Tennis Court • Far Reaching Views

Set in approximately 3.113 ha (7.69 ac)



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Viewing by appointment only.

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





LOCATION

Spring Hill is an enchanting principal Regency residence, with all the attributes of a country house yet set within Market Drayton. The house is well placed for the larger centres of Shrewsbury, Stafford, Newcastle, Nantwich and Crewe with their wide range of shopping and entertainment amenities.

There are highly regarded schools in both the state and private sectors including Yarlet and Edenhurst Preparatory schools, Newcastle Grammar, Shrewsbury School and High School, Stafford and Newport Grammars.

Leisure pursuits are also excellent including a top class golf course at Hawkstone Park as well as Market Drayton Golf Course. Hunting is nearby with either the North Staffordshire Hunt or The North Shropshire Hunt, as well as numerous opportunities in the region for walking, fishing and cycling.

There are direct rail services from Crewe, Stoke-on-Trent and Stafford, taking you to London Euston. The house is also within easy commuting distance of many Midland business centres via the M6 corridor. International airports include Manchester, East Midlands and Birmingham.



ACCOMMODATION

Spring Hill is approached via a private tarmac drive way, which sweeps round to the house flanked by attractive rhododendrons and estate railings. The principal Regency façade is exquisitely handsome with a particularly attractive Regency veranda which is strewn with wonderful roses.

Spring Hill has enviable far reaching views over the surrounding countryside as far as Caer Caradoc Hill, the Long Mynd and a wonderful vista of Pell Wall Hall in the mid distance.

Spring Hill is entered via a pretty entrance hall with an attractive curved ceiling, striking Regency plaster cornice and a ceiling rose. Off the entrance hall is a wonderfully light drawing room with double aspect windows, one of which being an especially attractive bay window with seating overlooking the beautiful gardens and views beyond, a feature fireplace and Regency cornice. Off the hall is also a morning room with floor to ceiling sash window, complete with shutters, to enjoy the views and a feature fireplace.

The dining room also enjoys stunning views of the Shropshire countryside along with part of the gardens and grounds.

On the ground floor there is also an everyday sitting room with double aspect windows and a clear view stove, a good family kitchen with original quarry tiles, a Rangemaster with electric oven and gas hob and built in appliances, delightful garden room with French doors on to a courtyard, cloakroom and a smaller secondary kitchen which could have a multitude of uses and access to a large useful cellar.



On the first floor there is a master bedroom suite which has double aspect windows, access on to the veranda and wonderful views. There are 5 further double bedrooms, one of which is en-suite, all with far reaching views, a single bedroom which would be ideal to provide an en-suite to the master bedroom, together with 2 further single bedrooms. There are 2 family bathrooms, a study and attic rooms which could provide further bedrooms and bathrooms.



OUTSIDE

The gardens and grounds to Spring Hill are well established and designed to take in the wonderful views. There is a myriad of magical walkways which allow you to absorb the setting and sheer abundance of space.

The garden to the front of the house is mainly laid to lawn with well stocked borders including a variety of plants and foxgloves. A stone Ha-ha provides a boundary to the paddocks, beyond which is access via a gate to the Dingle and small sandstone Quarry. From the Dingle a further gate leads to a walkway which provides access to further paddock land and two Barrow walks, over which Spring Hill has a right of way to access the town.

A holly walk brings you back to a further paddock and the grass tennis court with high hedging and an orchard flanked by a high bamboo screen and mature beech hedge.

To the rear of the property is a wonderful walled garden with separate beds including a fragrant rose garden, productive vegetable beds growing rhubarb, asparagus, raspberries, onions, to name a few, and a glass house which is currently growing fantastic table grapes. A wide, mature holly hedge with an archway concealed.

There is a part cobbled courtyard, which may be accessed via the gardens or from the main house and includes the original coach house with loft space above, an old tack room and The School House which has been converted into a studio/library and has underfloor heating.



DIRECTIONS

From Junction 15 M6: take the A500 exit to A50/ Stoke-on-Trent/Stone/Derby. Take Trentham Rd/ A5182 and A53. At Hanchurch Interchange, take the 3rd exit onto Newcastle Road. Turn right onto Trentham Rd. At the roundabout, take the 1st exit onto Whitmore Road and at the next roundabout take the 2nd exit on to Market Drayton Rd. Slight left onto Newcastle Rd, continue over the next roundabout take the next right onto Shropshire Street. Continue over the next roundabout and then left onto Kiln Bank Road

From the A41: Head North West to the Tern Hill roundabout. At the roundabout take the 3rd exit onto the A53. At the next roundabout take the 2nd exit onto Shrewsbury Road. Continue onto Shropshire Street and after about 200 yards turn right on to Kiln Bank Road.

TENURE

Freehold.

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Shropshire.



COUNCIL TAX BAND

Main House: F / Rear of House: E.

METHOD OF SALE

The property is offered for sale by private treaty.

FIXTURES & FITTINGS

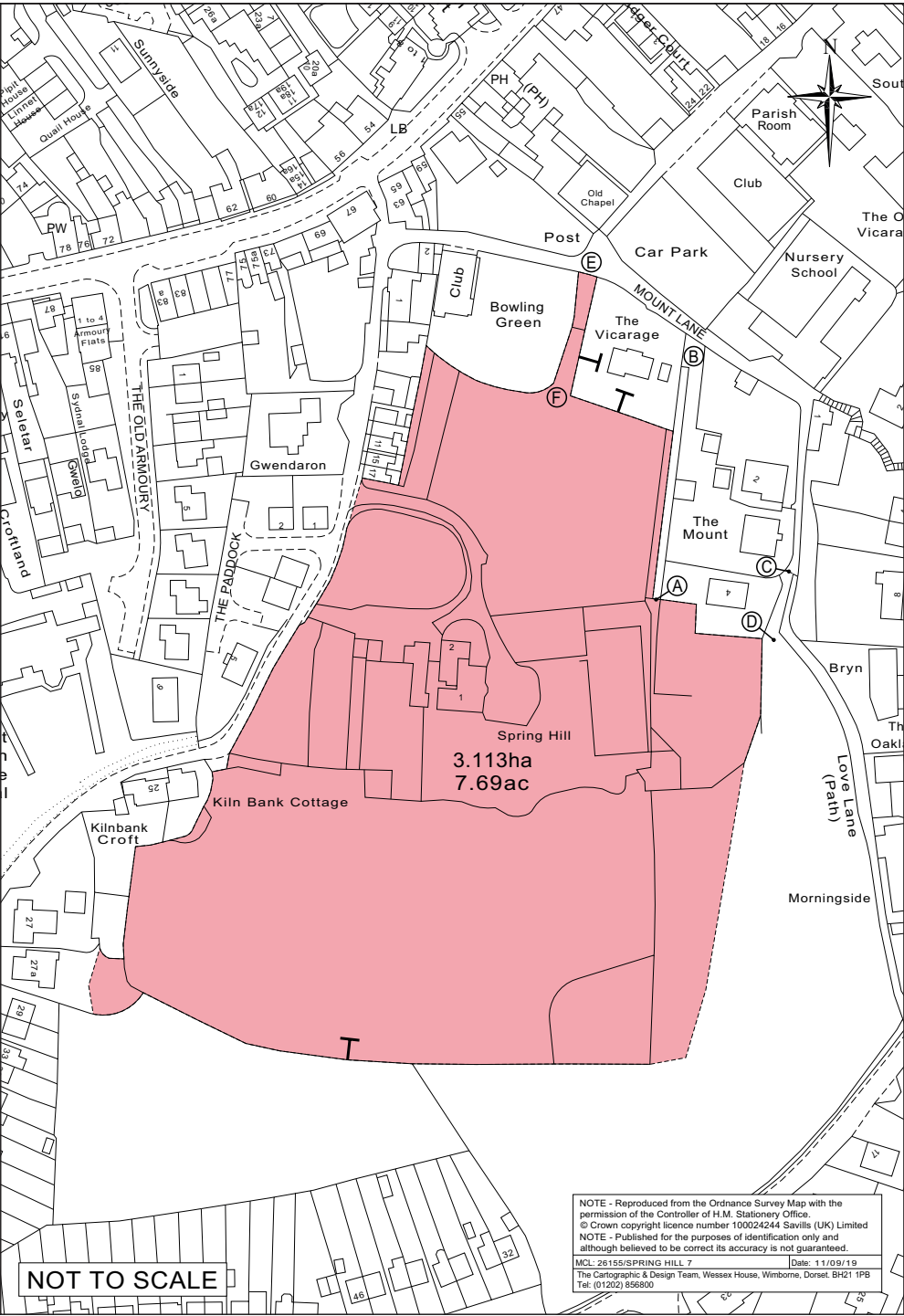
All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

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.



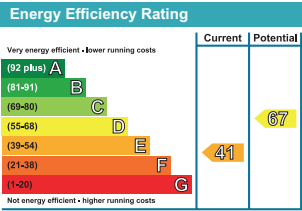
Approximate Gross Internal Floor Area:
House - 447.6 sq m / 4,818 sq ft
Attic & Cellars - 122.2 sq m / 1,315 sq ft
Outbuildings - 252.5 sq m / 2,718 sq ft
For identification only. Not to scale.



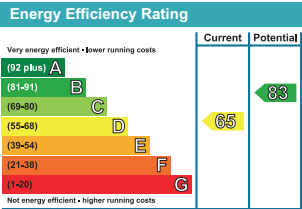
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Spring Hill (main portion)



Spring Hill (rear portion)



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