





Crawforton, Hadnall, Shrewsbury, SY4 4AN

Offers in the region of £925,000

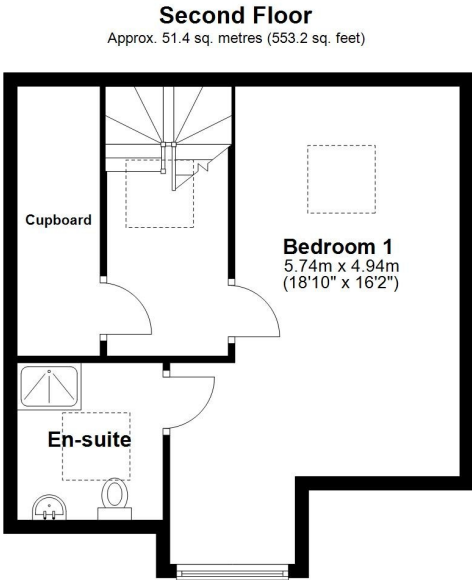
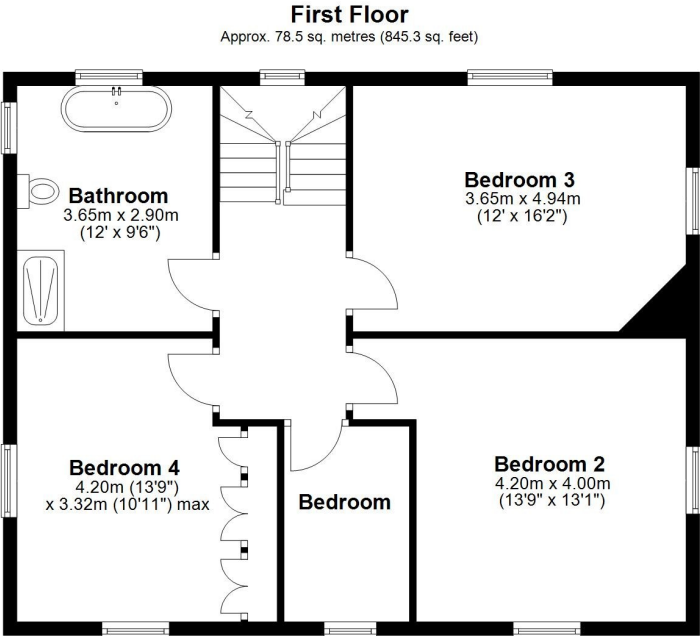
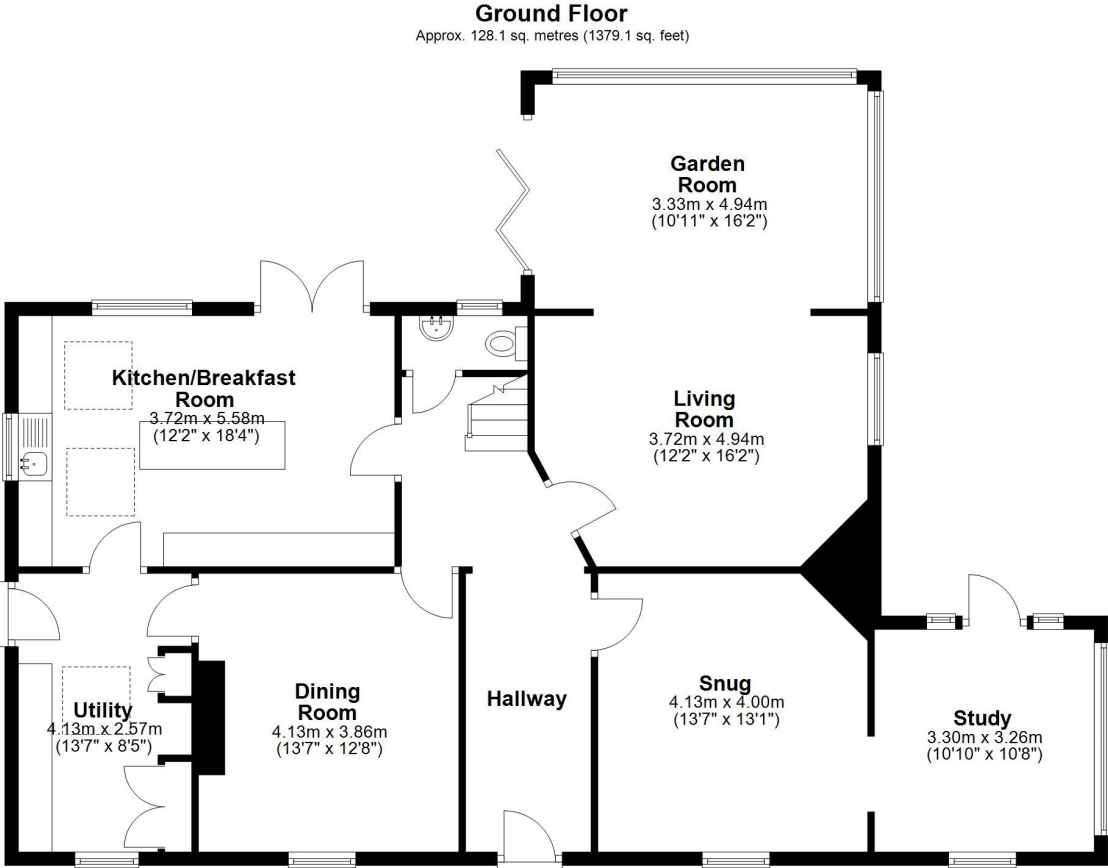
Nestled in the picturesque and sought-after village of Hadnall, just a short drive north of Shrewsbury, this beautifully presented five-bedroom period property has been tastefully restored to create a substantial family home bursting with charm, character, and space—both inside and out.

Set behind a gravelled double entrance driveway, the property boasts ample off-road parking and a detached double garage, making a grand first impression. The expansive rear gardens, mainly laid to lawn and framed by mature trees and hedging, offer spectacular countryside views, perfect for families, entertainers, or those simply seeking a peaceful retreat.





Floor Plan
(not to scale - for identification purposes only)



Total area: approx. 258.1 sq. metres (2777.6 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Ground Floor

Enter via an impressive pillared, canopy entrance into an imposing entrance hallway with high ceilings and an original, ornate, staircase. A cosy snug benefits from an open fireplace, with decorative surround, and leads through to a spectacularly bright office space complete with ceiling lantern, views of the garden and access to the rear patio. Also accessed from the hallway, the dining room is ideal for both family meals and dinner parties.

Drenched with natural light, the thoughtfully designed kitchen combines functionality with contemporary elegance. An array of tall fitted units, offer ample storage space while maintaining clean, uncluttered lines.

A central island forms the focal point of the room, incorporating a casual dining area ideal for quick breakfasts, coffee with friends, or informal family meals. The island also offers additional storage and preparation space, making it both a practical and sociable hub. With quality finishes throughout and a seamless flow to





adjoining living areas, this kitchen is perfectly suited to modern family life and entertaining alike.

The impressive living and garden room is a truly inviting and versatile space that forms the heart of the home. Generously proportioned and flooded with natural light, this beautiful room features vaulted ceilings, adding a sense of grandeur and openness while highlighting the room's unique architectural character. The open fireplace, set within a traditional surround, offers a warm and cosy focal point—perfect for relaxing evenings or entertaining in style. Large windows and glazed doors frame sweeping views of the rear garden, drawing the outdoors in and providing a stunning backdrop in every season. Whether you're hosting guests, enjoying family time, or simply unwinding with a book by the fire, this exceptional living room effortlessly balances elegance with comfort.

First and Second Floor

As you make your way upstairs, the first floor reveals a thoughtfully arranged collection of four bedrooms, each offering comfortable living space and excellent views. The main bedroom is situated at the rear of the property with rear garden views and space for freestanding furniture.







A second generous double bedroom has dual aspect windows enjoying views over the garden, while a smaller single bedroom, would make an ideal nursery, second home office or cosy guest room. One of the original bedrooms has been tastefully transformed into a dressing room, complete with an extensive range of fitted wardrobes, providing a dedicated space for storage and daily routines.



Also on this floor is the beautifully finished family bathroom — a standout feature of the home — boasting a freestanding bath, a large shower and a hand wash basin set into contemporary vanity units. With stylish fixtures and a calm, neutral palette, this space is both functional and luxurious.

Stairs lead up again to the top floor, where you'll find the jewel in the crown — a stunning attic bedroom that spans the width of the property. This bright and airy space benefits from sloped ceilings, Velux-style windows, and a large dormer window to the front creating an ideal seating area. The bedroom also enjoys the privacy and convenience of its own en suite shower room, creating a perfect self-contained guest suite or private retreat away from the rest of the home.





Outside

Set in just under an acre, the grounds of this property are as impressive as the home itself. A sweeping double entrance gravel driveway leads to a detached double garage, offering ample parking and convenience. To the rear, beautifully lawned gardens stretch out with plenty of space for children and entertaining, centred around a magnificent oak tree with a charming tree house. A raised patio directly behind the house provides the perfect spot for outdoor dining and soaking up the views. Peaceful, private, and perfect for family life.

Location and Local Amenities

Hadnall is a popular and well-connected Shropshire village, offering a strong sense of community and everyday convenience. The village features a highly regarded primary school, pub, local shop, and is within a short drive of the incredibly popular Battlefield farm shop.

Just 3 miles away, the historic market town of Shrewsbury provides a full range of amenities including independent shops, restaurants, supermarkets, and excellent schools. Transport links are within easy reach, with Shrewsbury railway station offering direct services to Birmingham, Manchester, and

London, and the nearby A49 connecting to the national road network with ease. Perfect for those seeking village living with fast access to town and beyond.

Services

The property benefits from mains gas, mains electricity, mains water and mains drainage. There is a dual floor boiler system (located in the top floor boiler cupboard that allows the homeowner to control the heating and hot water on each floor, independently, making the property both efficient and economical. The area benefits from superfast broadband, ideal for those looking to work from home.

Directions

From Shrewsbury town centre, head north on the A528 (Ellesmere Road). At the Battlefield Roundabout, take the second exit onto the A49 towards Whitchurch. Continue for approximately 3 miles, till you enter the village of Hadnall. Pass through the village and continue along the main road for approximately a quarter of a mile the property is located on your right.

What3Words

///innocence.documents.tight



General Services: Mains gas, mains electricity, mains water supply, mains drainage, superfast broadband available.

Local Authority: Shropshire

Council Tax Band: F

EPC Rating: TBC

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: 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.

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What3Words ref:///innocence.documents.tight

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

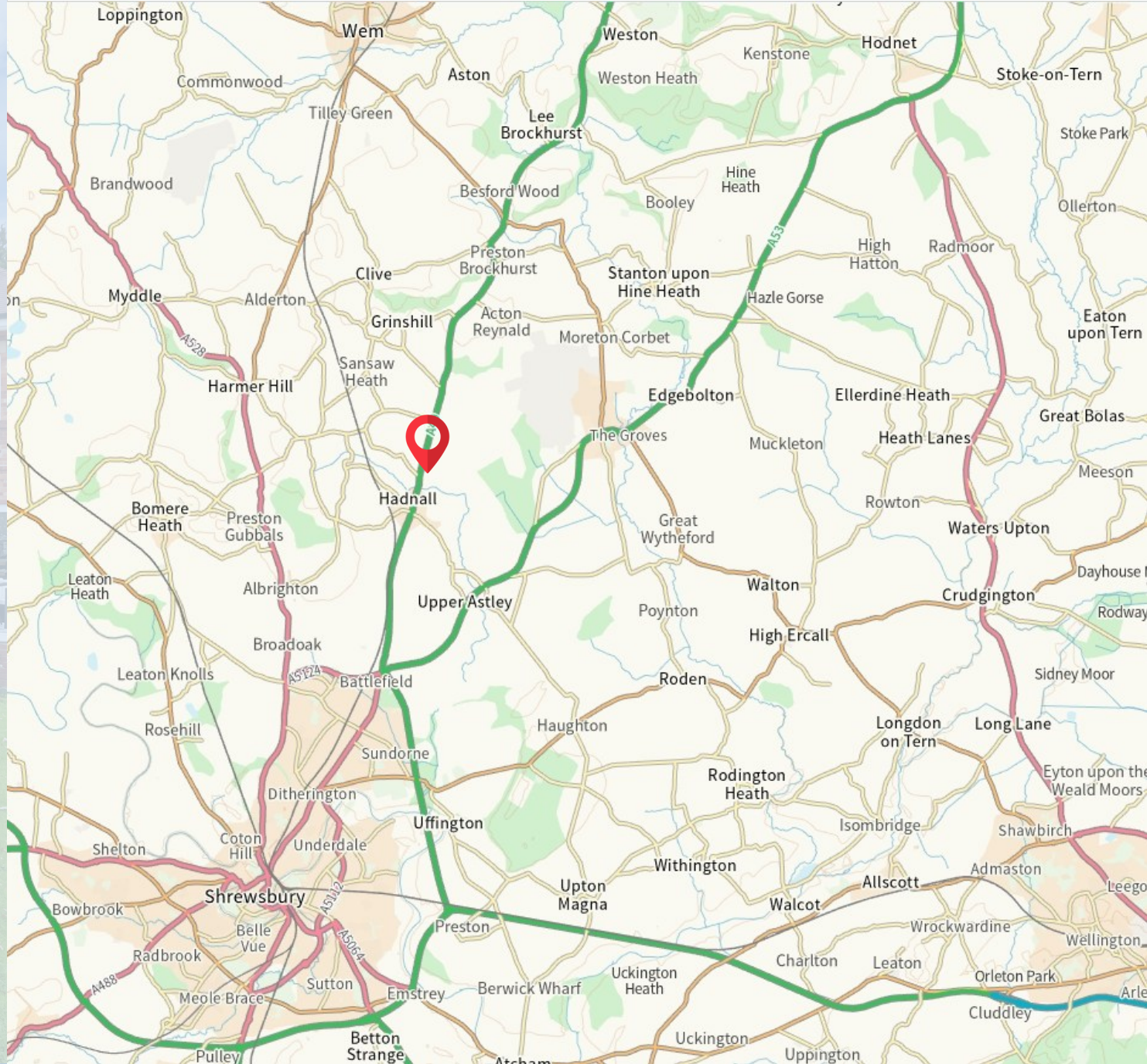
Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

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01743 791 336



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.