





Spencer Lodge and associated Barn Conversions, Plealey, Shrewsbury, SY5 0UY

Spencer Lodge is a remarkable Grade II Listed country house that has been sympathetically extended over time to create a substantial family home .

Nestled in the heart of the Shropshire countryside, this stunning Grade II Listed property boasts a rich history dating back to the 17th century, offering a unique blend of period charm and modern convenience, including extensive garaging and a heated, covered swimming pool.

As well as generous grounds, the site includes three open market barn conversions currently utilised as holiday lets. With separate parking and a games/recreation room, the barns successfully generate a substantial yearly income for the current owners.

Situated in the charming village of Plealey, Shropshire, this property offers the perfect blend of tranquil rural living and easy access to local amenities.

Agents Note - There is an uplift clause on the gardens (30% for 30 years) to be paid if residential planning is achieved.



Outdoor
Pool

Shed

Garaging

Games
Room

Piglets
Place

The
Olde
Granary

Spencer Lodge

Shippon
Cottage

Further
Garaging



Spencer Lodge

Floorplan

Not to scale- for identification purposes only

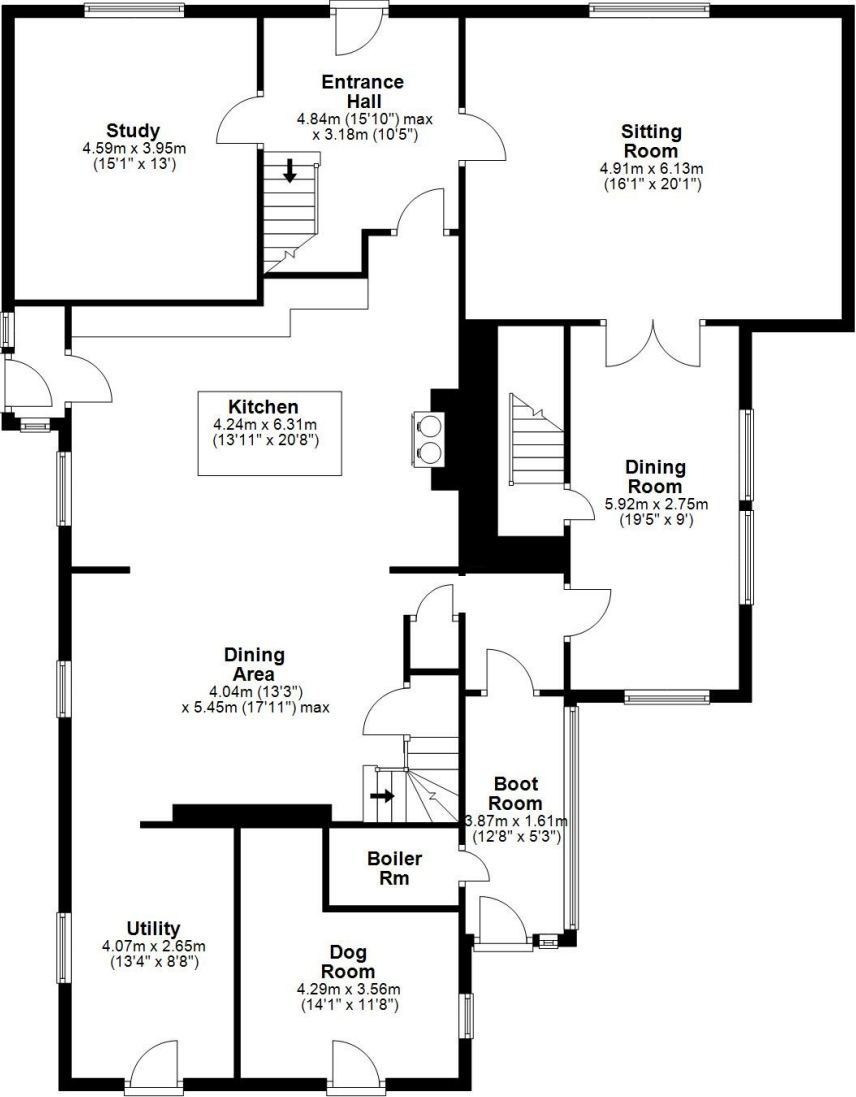
Floor Area

411sqm

4428sqft

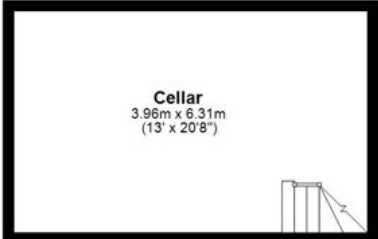
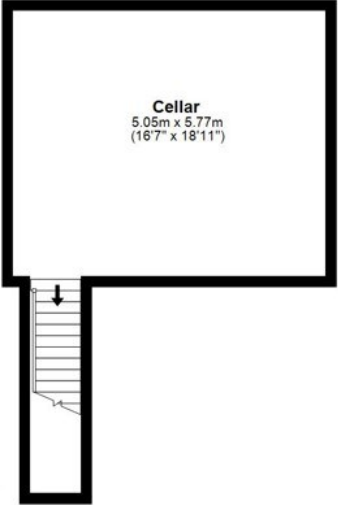
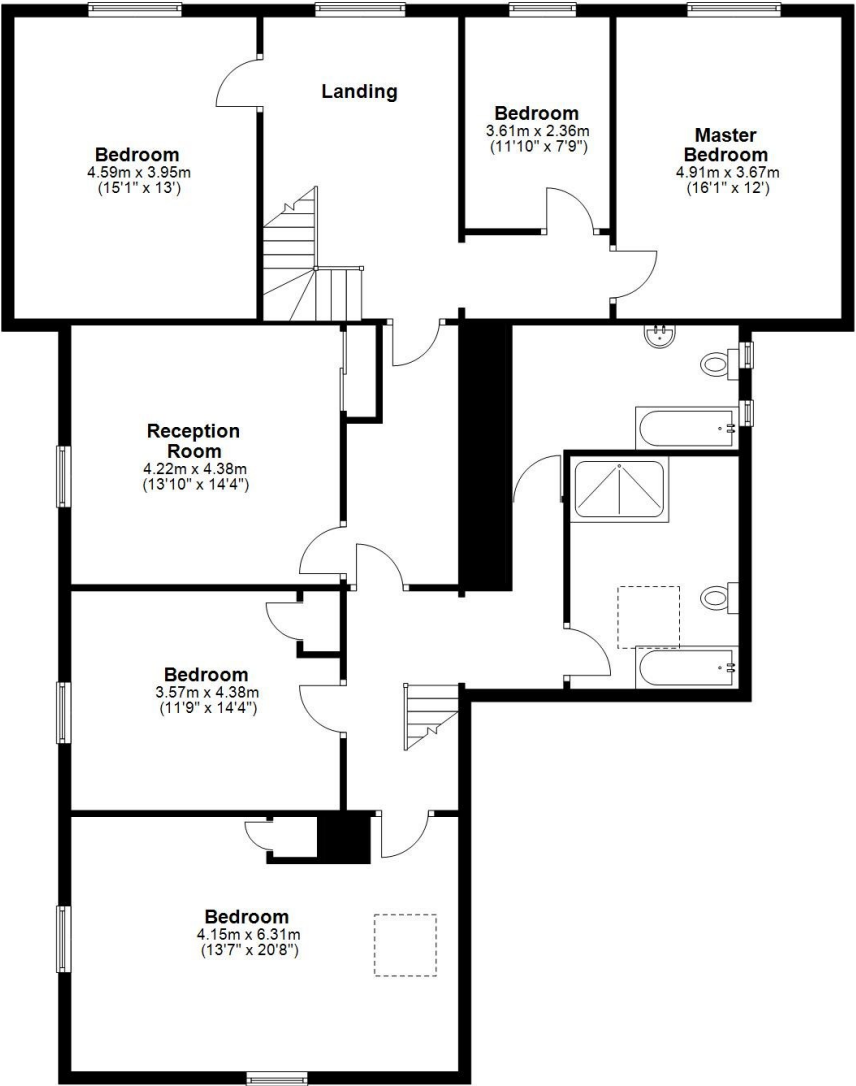
Ground Floor

Approx. 184.0 sq. metres (1980.2 sq. feet)



First Floor

Approx. 169.8 sq. metres (1828.0 sq. feet)



With origins dating back to the 17th Century, the property has been tastefully extended creating versatile living spaces with a harmonious balance of character and modern living.

Enter into the property via a warm and welcoming entrance hallway, currently utilised as an additional reception space.

Accessed from the entrance hall, a beautifully panelled study/snug, aptly named the 'Oak Room', is an ideal place to enjoy winter evenings, with its cosy features and flame effect gas fire.

The living room exhibits the property's Georgian features with high ceilings and decorative cornicing, ideal for entertaining and family functions, especially with its double fronted wood burning stove, set in a decorative mantle.

Double doors lead through to the dining room, one of the oldest rooms in the house, complete with aged ceiling beams and original timber doors. An excellent space for dinner parties.





The spacious open plan kitchen/diner is really the central 'heart' of this home. A cream, mains gas-fired Aga is an essential in this country-style kitchen, and compliments the bespoke wall and base kitchen units, topped with timber worktops. A central island provides additional worktop space and storage, as well as an informal eating raised counter. The dining area, ideal for day-to-day family meals, offers character and charm with an exposed brick-built chimney including an original cast iron range (decorative). A utility and rear lobby are accessible from the dining space. Accessed externally, a boot/dog room makes an excellent space to clean the dogs and store items when returning from a long country walk/outdoor pursuits.



The first-floor is accessible via two sets of staircases, in the entrance hallway and dining area. six generously proportioned bedrooms are serviced by two large bathrooms.



The property's character and charm continues throughout the first-floor with exposed timber beams and trusses, and excellent views of the surrounding countryside can be enjoyed from a majority of the bedrooms.

Grounds

To the front of the property, a substantial tarmacadam parking area, with two gated entrances, one electric, from the main road, allows access to two areas of garaging, one to the rear of the property and one to the front of the garden.

To the rear of the property, a brick built four-bay car port has additional space for storage or a workshop, with ample parking to the front. To the front gardens, a timber structure three bay carport with gravelled access is ideal for larger vehicles/equipment.

The mature gardens include a wide variety of established shrubs, trees and

flowering borders, all partially surrounded by an attractive brick-built garden wall, providing both character and privacy. An outdoor, heated swimming pool is covered with a metal and glass structure, offering year-round enjoyment regardless of the season. Heating of the pool is provided by a solar thermal system located above a large storage shed, next to the pool. Also to the rear of the property a contained courtyard and outdoor kitchen is an excellent entertaining space, and very much a sun trap in the summer months. There is an outdoor shower room, an essential for when enjoying use of the pool.

Services

Space heating and hot water are provided by an oil-fired boiler, installed within the last three years, with an immersion heater, located on the first-floor. The Aga is mains gas-fired, there is mains electricity, and mains water (metered). The property has a private drainage system located within its grounds.





Location

The popular Shropshire village of Plealey offers the perfect blend of tranquil rural living and easy access to local amenities. The picturesque village is set amidst stunning countryside, which includes Earls Hill and Pontesford Hill. Once the site of a 7th Century Anglo-Saxon hillfort, the summit provides breathtaking 360-degree views of Shropshire. The nearby village of Pontesbury provides a selection of day-to-day amenities including a local Co-op supermarket, Hignetts grocers and butcher, public houses, medical centre, a children's

nursery and both primary and secondary schools. The nearby towns of Shrewsbury and Church Stretton offer a wider range of amenities and transport links. Shrewsbury also has a fantastic selection of schools including the world renowned Shrewsbury School, attended by Charles Darwin. Other notable schools include Packwood Haugh, Prestfelde and The Priory.

The surrounding countryside offers an abundance of outdoor activities, including scenic walks, cycling routes, and horse riding, making it ideal for those who enjoy nature.

With excellent transport links and easy access to the A49 and M54, the property is well-connected for commuters, while also offering a sense of seclusion and privacy.

Inset: Pictures of the village of Pontesbury and its amenities, 2 miles





Piglets Place

3-bedroom barn conversion



Piglets Place

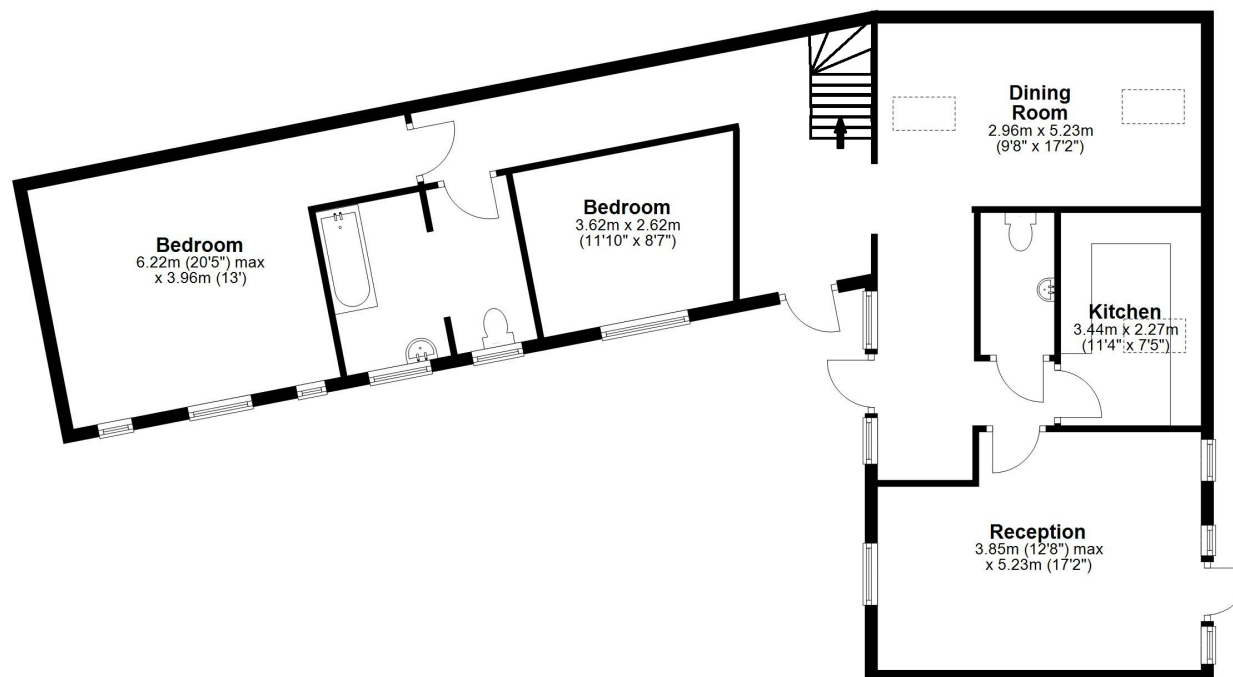
Originally used to house pigs, this barn has been beautifully restored to create a three-bedroom, two bathroom barn conversion.

Vaulted ceilings and exposed beams provide the character and charm many crave from a trip to the countryside, and with three double bedrooms, a kitchen and two reception rooms, the barn offers ample room for a large family looking to enjoy a rural break.

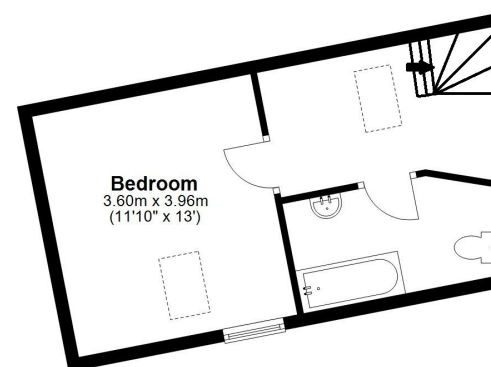
The barns were converted in 2007, by the current owners, with planning permission for residential use. They have created a thriving business, with the barns being occupied for a majority of the year.

Each barn conversion has central heating supported by a mains gas-fired combination boiler. There is mains electricity (one meter for all barns) and mains water (individual meter for each individual barn. The barns share a private sewage system.

Ground Floor



First Floor



Total area: approx. 137.1 sq. metres (1475.6 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.

Piglets Place

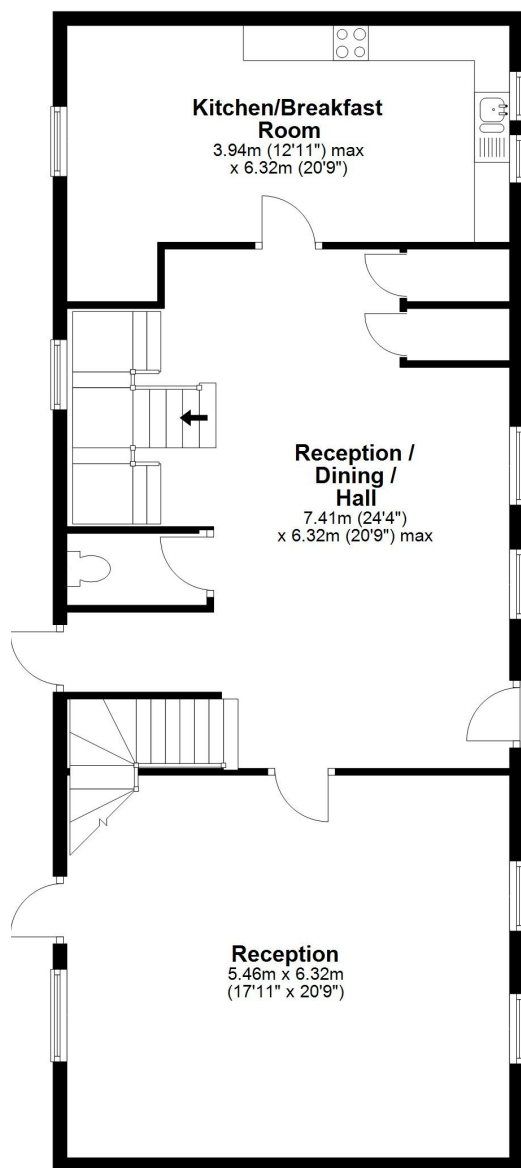


The Olde Granary
4-bedroom barn conversion

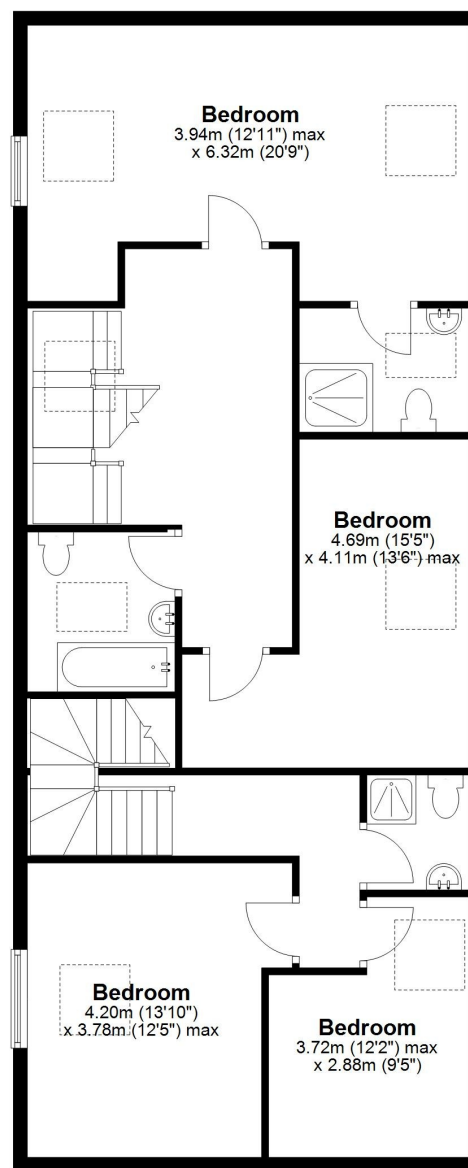


Ground Floor

Approx. 102.0 sq. metres (1097.7 sq. feet)

**First Floor**

Approx. 102.2 sq. metres (1099.6 sq. feet)



Total area: approx. 204.1 sq. metres (2197.3 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.**The Old Granary, *****The Olde Granary**

A substantial barn conversion split into three first-floor areas with four bedrooms, making it ideal for multiple parties/families looking to holiday together.

Enter into an open reception hall ideal for dining and as an entertaining space. An impressive double staircase makes an attractive centre piece.

A vast reception room has access to an outside patio and impressive features including exposed timber framed walls and an open staircase.

On the first floor, four bedrooms share use of a shower room and a separate bathroom.

The three barns have both individual patios as well as access to a larger rear garden (shared between the barns). There is parking (separate to the house) to the front of the barns with ample space for multiple cars as well as visitors.



Shippon Cottage
3-bedroom barn conversion



Shippon Cottage

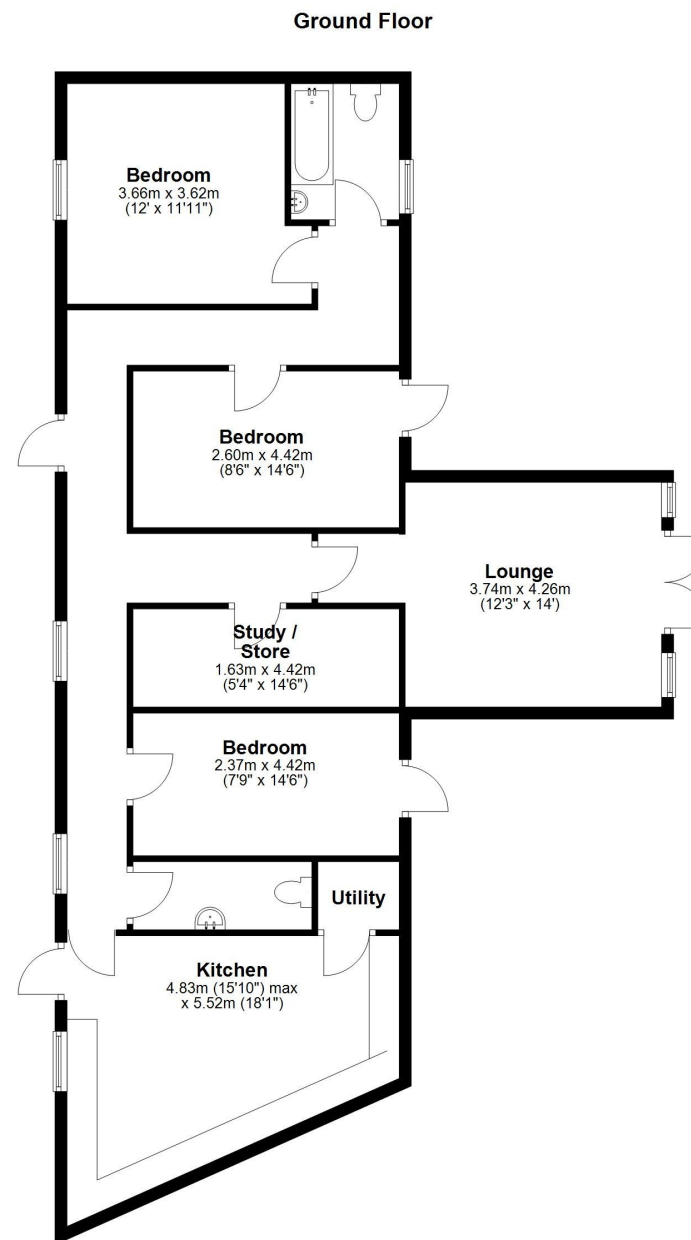
Being the only single-storey barn, this conversion appeals to older guests and those with young children.

Depending on the preferred arrangement, the barn can have up to three bedrooms with the possibility of having one or two reception rooms. A large eat-in kitchen is ideal for casual meals, with ample floor space.

There is an additional study/store/nursery room, again ideal for those with a small child.

The site has use of a recreational building which contains a miniature snooker table, a pool table, an air hockey table and a table tennis table. To the rear of the building, a store cupboard is ideal for keeping sheets, towels and cleaning equipment needed for turn-over days.

There are a number of wedding venues in the surrounding area, generating plenty of custom for the barns.



Total area: approx. 114.5 sq. metres (1232.6 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.

Shippon Cottage, *



Games Room

General Services: Oil, mains gas,, mains water, mains electricity, private and shared septic tank, wireless and copper wire broadband (30GB download speed approx)

Local Authority: Shropshire

Council Tax Band: F (house)

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.

Directions:

From Shrewsbury take the A488 South West, passing through the village of Hanwood. After leaving Hanwood take the 3rd Left (Plealey Road) signposted Plealey, and continue till you reach the cross-roads. Take the left turn at the cross-roads and follow the road around a right bend and the property is on your left.

What3Words Reference: ///placed.commented.unzipped

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

joshgray@rogerparry.net

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.