



Roger
Parry
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Lea House, Lea Cross,
Pontesbury, Shropshire, SY5 8HY



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Lea House is set within an idyllic rural setting with far-reaching views towards Earl's Hill, this exceptional Grade II listed country house, dating back to the 14th century, presents a rare opportunity to acquire a home of remarkable architectural significance and timeless character.

The exquisite gardens and grounds are a particular feature of the property, having been beautifully cultivated to provide year-round colour and interest. An expansive terrace provides the perfect setting for outdoor entertaining and alfresco dining, centred around a heated outdoor swimming pool ideal for enjoying the summer months. Beyond the formal gardens, an approximately three-acre paddock offers excellent potential for equestrian use or alternatively as a wildflower meadow, enhancing the property's appeal to those seeking a lifestyle opportunity in a stunning rural environment. To the front of the property lies a range of traditional unconverted barns arranged around a generous parking courtyard. These buildings previously obtained planning permission and offer exciting potential for further development, subject to the necessary consents.

Situated approximately 2 miles from Pontesbury and around 6 miles south-west of Shrewsbury town centre and 4 miles from the Royal Shrewsbury Hospital, the location perfectly balances peaceful country living with accessibility.



91.2m

Lea

Cadfael Cottage

Oak House

The Lea

Lea House

82.5m

Pond

Area: 3.714 acres (1.503 ha)

The South House

0m 20m 40m 60m







Lea House

The accommodation is entered via a grand reception hall, an exceptional and atmospheric space ideally suited for entertaining on a large scale, family gatherings or use as an impressive additional dining area. Rich in character and period detail, this striking entrance immediately sets the tone for the rest of the house and provides access to the principal reception rooms.

The magnificent drawing room, formerly two separate rooms, has been beautifully arranged to create distinct yet connected living spaces. A wonderfully cosy snug area is centred around an impressive inglenook fireplace, providing an inviting retreat during the colder months, whilst a music and library area is subtly divided by remarkable exposed wall trusses, showcasing the property's medieval origins. A large rear window looks out onto a outdoor dining terrace sheltered beneath a pergola, linking the interior with the immaculate gardens beyond.



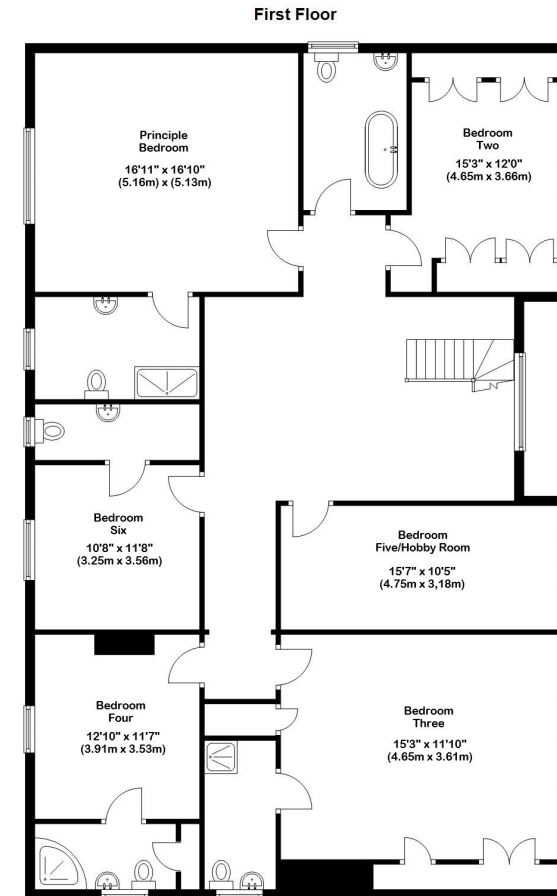
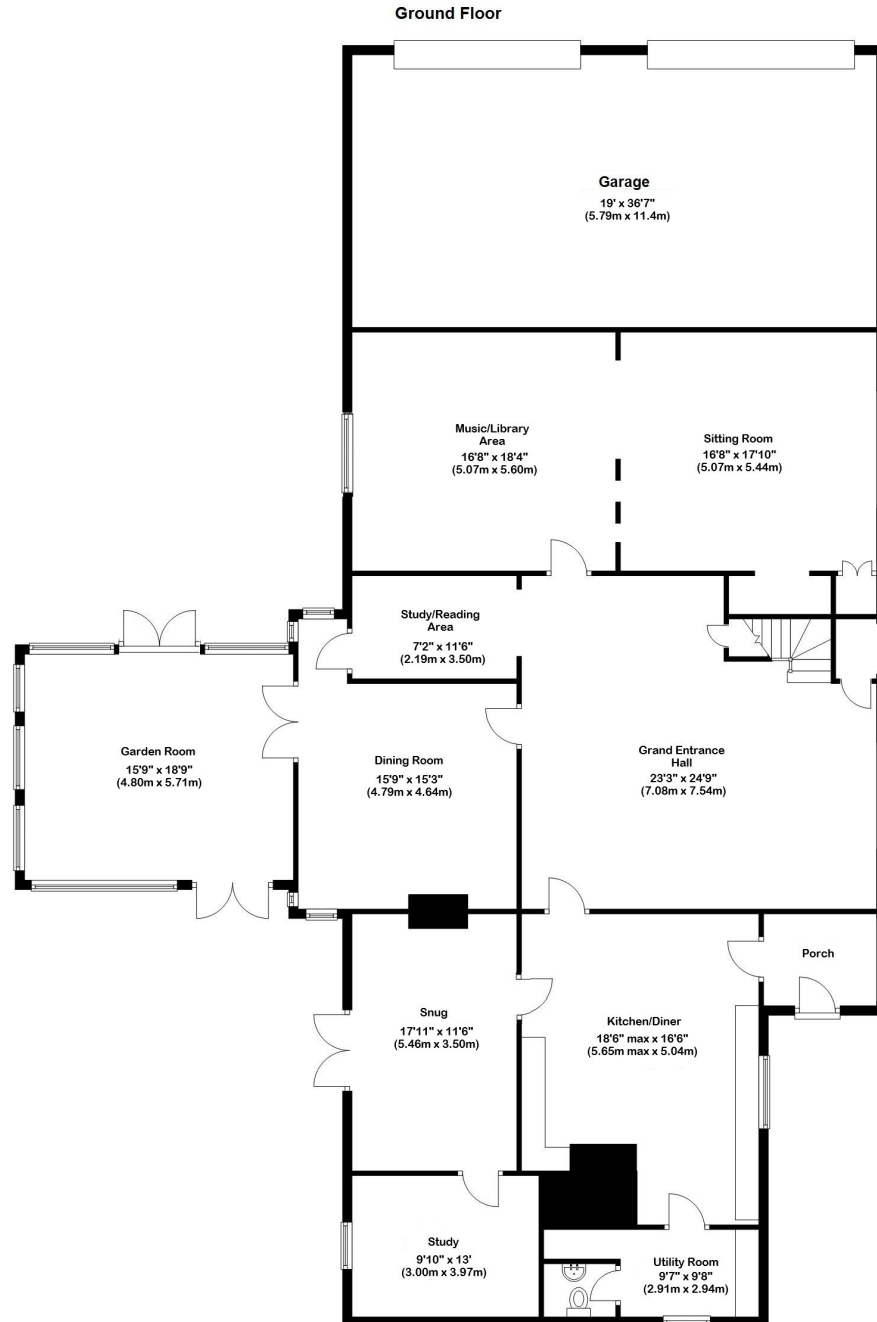


A charming walk-through area, rich in historic character includes a preserved section of exposed wattle and daub wall, and provides an ideal setting for a home office, reading corner or quiet study space. The formal dining room is equally impressive, offering a superb environment for family occasions and entertaining, enhanced by an ornate fireplace and an abundance of character. From here, access is gained to a spectacular garden room with vaulted ceilings and panoramic 180-degree views across the beautifully landscaped gardens and pool terrace, flooding the space with natural light throughout the day.

At the heart of the home lies the welcoming kitchen and dining area, a wonderfully sociable space centred around a traditional four-door oil-fired green AGA which provides both warmth and character. The adjoining utility and cloakroom offer excellent ancillary accommodation with plumbing for laundry facilities and ample built-in storage space.



Floorplan



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.

Lea House KAD



A family room with a wood burning stove, accessed from the kitchen, enjoys direct access onto the pool terrace and adjoins a highly versatile additional room, ideal for use as a study, playroom, hobby room, extensive storage area or even an potential annexe-style bedroom space depending on requirements.

The first floor continues to impress with six well-proportioned bedrooms and an excellent range of bathroom facilities including four bathrooms, three of which are en suite, together with a separate WC. Several rooms offer considerable flexibility for modern family life, lending themselves equally well to hobbies, dressing rooms or home office accommodation.

Attached to the house is a substantial quadruple garage providing parking, workshop potential and storage for garden machinery and outdoor equipment.

Overall, this is a truly grand and captivating country house, offering an exceptional amount of versatile accommodation, beautifully combined with remarkable character, fascinating history and luxurious finishes throughout.





The Grounds and Outbuildings

The gardens and grounds surrounding the property are delightful. Hidden privately behind the house and sheltered by attractive high walls, the principal gardens reveal themselves gradually, creating a wonderful sense of arrival and seclusion.

A charming walkway beneath a rose-laden pergola leads through to the main lawn, perfectly framing the far-reaching rural views beyond and creating a wonderfully romantic transition into the formal gardens. The elevated position allows uninterrupted vistas across the surrounding countryside towards Earl's Hill, providing a spectacular backdrop throughout the seasons.

Positioned to take full advantage of these views is a unique rotating timber summerhouse, an inviting and peaceful retreat ideal for reading, quiet reflection or simply enjoying the sunset over the Shropshire landscape. For those with a gardening interest, a kitchen garden provides exceptional growing opportunities including raised beds, a greenhouse and productive areas all enhanced by what is surely one of the most impressive outlooks imaginable for a garden workspace.

A generous patio terrace provides superb outdoor entertaining space, incorporating an alfresco dining area sheltered beneath a recently refurbished pergola and enjoying attractive views across an additional lawn and ornamental pond. Beyond this, the impressive sun terrace creates a wonderful focal point for summer living and entertaining, centred around a heated outdoor swimming pool and benefitting from some of the finest views within the grounds.

The gardens themselves are richly planted with an abundance of mature shrubs, flowering borders and established specimen plants, carefully arranged to ensure year-round colour and interest both within the gardens and as viewed from the house. Fruit trees and ornamental planting combine to create a landscape of exceptional beauty and variety. To the rear of the gardens lies an approximately 2.5 acre paddock, currently maintained as a recreational wildflower meadow providing a haven for wildlife and natural biodiversity, whilst also offering clear potential for equestrian use.

To the front of the property, a substantial gravelled driveway with dual entrances sweeps around a large central island,

providing extensive parking together with a wonderful sense of arrival and privacy. Overlooking a beautifully arranged lavender and rose garden is a versatile single-storey outbuilding currently utilised as a pool house, although equally suited for use as a home office, gym or studio space. A traditional brick well with original pump remains in place and can still be used as a practical water source for maintaining the extensive planting and gardens. A substantial range of traditional barns positioned around the courtyard offer scope for future development into additional accommodation, leisure facilities or recreational spaces, subject to the necessary consents. Previous planning permission for the partial conversion of the barns and pool house into residential accommodation has now expired, though it offers valuable insight into the considerable possibilities available (Planning Reference: 20/03798/FUL).

Overall, the grounds provide a truly exceptional lifestyle setting. The spectacular gardens are perfectly suited to entertaining and relaxation, whilst also offering exciting opportunities for further growth and development.



Services

The property benefits from an oil-fired central heating system, mains water, mains electricity and a shared treatment plant. Mains gas is available (installation costs required). A wood burning stove in the family room can assist with the heating system providing hot water to several radiators. The pool is heated by an air source heat pump. The property uses Airband internet providing 150mbps download speeds. Most phone networks operate in the local area.

Location

The property enjoys an enviable rural position surrounded by beautiful



Shropshire countryside whilst remaining highly convenient for access to both local amenities and wider regional connections. Situated approximately 2 miles from Pontesbury and around 6 miles south-west of Shrewsbury town centre (and 4 miles from the Royal Shrewsbury Hospital), the location perfectly balances peaceful country living with accessibility. Pontesbury provides an excellent range of everyday amenities including independent shops, a supermarket, cafés, public houses, takeaway restaurants, medical facilities, dental surgery and well-regarded primary and secondary schools, making it an extremely popular village for families and those seeking a strong local community. The surrounding area also offers exceptional opportunities for walking, cycling and outdoor pursuits, particularly within the nearby Shropshire Hills Area of Outstanding Natural Beauty. The county town of Shrewsbury offers a far more extensive range of shopping, leisure and cultural amenities, renowned for its attractive medieval streets, independent boutiques, restaurants, cafés and theatre. The town also provides



a number of highly regarded state and independent schools including Shrewsbury School, Prestfelde, Adcote School for Girls and Packwood Haugh School, together with a wide selection of additional educational facilities for all age groups. For commuters, the property is well placed for access to the A5 trunk road which links efficiently to the national motorway network including the M54 and wider Midlands region. Regular bus services operate within the surrounding area connecting to Pontesbury and Shrewsbury, whilst Shrewsbury Railway Station provides direct rail services to Birmingham, Manchester, Cardiff and London, offering excellent connectivity for both business and leisure travel.



General Services: Oil-fired central heating, mains water, mains electricity, shared treatment plant..

Local Authority: Shropshire

Council Tax Band: G

EPC Rating: E

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 A488 (Hanwood Road) crossing the A5 and continuing for approximately 3 miles, passing through the village of Hanwood, until you reach the Lea Cross Tandoori. Take the right turn and continue for approximately quarter of a mile until you reach a sharp right bend. The entrance to Lea House is just before a left fork on a right hand bend. There is a sign marked "Lea House"

Birmingham - 50 miles

Liverpool - 70 miles

Manchester - 80 miles

What3Words Reference: ///brink.brew.widest

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

9&10 Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

joshgray@rogerparry.net

01743 791 336



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