



Roger
Parry
& Partners

Hanley House and associated land and buildings,
Hook-a-Gate, Shrewsbury, SY5 8BE



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Hanley House provides a unique opportunity to acquire one of the finest country residences within 5 miles of the medieval market town of Shrewsbury.

A Georgian fronted former farmhouse set in approximately 9.2 acres of fine pasture land with direct, private access to the local Rea Brook.

In addition to the main house, the property includes two detached holiday cottages capable of providing a good yearly income for any prospective owner. A range of outbuildings includes an attached double garage, a large modern portal frame building, 5 large stables and a brick built former cow house with potential for conversion (subject to planning consent). Finally, there is a storage yard with two large buildings ideal for anyone looking to run a business on site (subject to planning consent) or for generating additional income.









HANLEY HOUSE

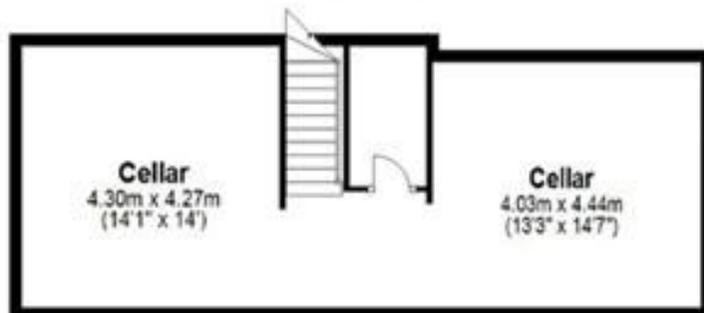
Ground Floor

Floorplan

(not to scale - for identification purposes only)



Basement



Total Floor Area
Approximately 307m² (3,305sqft)

First Floor



An impressive stone portico entrance provides access into a grand reception hall, which includes a sweeping stone staircase, flagstone floors and a view through the property to the rear gardens. On your right, as you enter, a welcoming reception room includes a beautiful, ornate fireplace with an inset Clearview stove on a slate hearth and a large bay window with views over the grounds and the Rea Brook. Across the hallway, the library offers fantastic character features including hand painted cornicing, timber bookcases and sash windows with the original shutters. The library can also be accessed from the kitchen. The dining room is ideal for hosting and boasts exposed beam ceilings, a fireplace with a green marble surround and a spectacular tiled garden room with direct access onto the lawn. Also accessed from the reception hallway are the cellars, comprising two large rooms with a smaller store room. Their impressive size and 2 metre high ceilings offer excellent potential for incorporation into the living space.







They currently provide extensive storage and additional pantry space. To the rear of the property, the family room offers ample seating space, centred around a large fireplace with a double fronted Clearview stove. Double doors allow access onto the sun terrace, and an adjoined study is ideal for use as a home office. The stunning country kitchen certainly is the heart of the home, designed for family living with a casual dining table at its centre and a gas-fired cream Aga providing a warming heat. When the Aga is not in use, an integral Neff electric oven and Miele ceramic hob can be utilised. A rear lobby includes a cloakroom with a high-level flush w.c. and access to the utility room via porch entrance. This utility room is almost a second kitchen with a sunken butler sink, pantry storage and beautiful views over the land. The ground floor rooms flow majestically into one another, as well as to the outside.





The attractive stone staircase allows access to the first-floor gallery landing, where four of the five bedrooms can be directly accessed. Two equally large bedrooms, to the front of the property, benefit from some of the best views in the house with the master having a large ensuite, complete with corner bath and separate shower unit. A third large dual aspect bedroom allows views to the rear of the house and is adjoined by a smaller single bedroom that could be utilised as a study or nursery room. The three guest bedrooms benefit from a large family bathroom, complete with fitted bath and separate shower unit.

A rear landing is accessed not only from the main house landing but also a separate set of stairs from the reception hallway on the ground floor., this provides access to a large dual aspect bedroom, with its own ensuite, that has recently been modernised to include a fitted bath, storage units with

inset hand wash basin and w.c. and a feature mirror with inbuilt light.

Hanley House has been impressively maintained by the current owners which includes recent upgrading of the property's sash windows to modern, double glazed, timber frame sash windows and restoration of many of the original character features of the house including window shutters and the hand painted cornicing. It's extensive grounds and convenient location have made it an excellent family home for over 30 years, for the current owners.

Gardens

All of the principal rooms provide views of the lawns and gardens, which surround three quarters of the house. They contain a wide variety of trees, shrubs and herbaceous plants, including 100 roses and a mass of bulbs in the spring. There are also productive vegetable and soft fruit growing areas including apple, pear, peach, plum, apricot, nectarine, flowering medlar and

quince.

The South facing sun terrace, with a two-tier fountain, provides more excellent views, enhanced by glorious sunsets. The gardens also accommodate a summerhouse, providing views over the fields and woodlands, with a rose garden in the foreground. A substantial henhouse is situated in an area which provides free-range living for hens.

Services

Benefitting from mains gas, mains electricity, mains water and mains drainage, which is a rarity for a property of this age. Private photovoltaic solar panels (with battery export) and a rainwater harvesting system, that is electrically discharged from an original Victorian pump to the side of the property, assist in keeping mains water consumption and electricity bills to a minimum. Superfast broadband is connected to the house and cottages.







Location

Hook-a-Gate is small village 3miles South of the Medieval market town of Shrewsbury. The village has a public house and children's nursery, with a supermarket and public house available in the nearby area of Radbrook.

The market town of Shrewsbury is within a short drive of the property and offers a wide range of boutique shops and restaurants as well as a number of nationwide chains. The town 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.

Shrewsbury has train links with Birmingham Manchester, Crewe, the Mid-Wales coast and London. Access to the A5 and M54 provides routes to other major road networks.

Shropshire is the perfect county for those that enjoy serene country walks, historic rural towns and villages, and quick access to Mid-Wales with its incredible selection of mountains, lakes and coastline.

Property History

Originally part of the Lythwood Estate, the property has origins dating to before 1800 and previously associated with its own spring water. The property still has access onto footpaths leading to Lythwood Hall and the Bayston Hill area.

What3Words Reference

///movies.trip.shark



THE OLD COACH HOUSE

The Old Coach House

The property's coach house has been beautifully restored to create a two bedroom, two shower room holiday let.

Enter into a welcoming kitchen with tiled floors, built-in units and casual dining space. Continue through to a spacious lounge with double patio doors to a private courtyard. There is also a downstairs cloakroom. Two double/twin bedrooms to the first floor are serviced by a main shower room and ensuite shower room. There is central heating and the building is supplied by all mains services, including mains gas, superfast broadband and parking to the side.

The current owners have created a thriving business, and currently advertise on a reputable holiday cottage portal, with a 5 star review rating.

This holiday let is likely to be suitable for other uses including a granny annex (subject to approved change of use).

EPC Rating C





THE CORN HOUSE



The Corn House

A one bedroom centrally heated cottage in a secluded position.

An attractive holiday let with a well proportioned double bedroom on the ground floor with its own separate shower room. On the first-floor, an open plan kitchen/living space has vaulted ceilings and impressive views over the land and the brook.

Accessible externally and from the kitchen/living space, a sun deck also has excellent views over the land and surrounding countryside and, being tucked away in the North West corner of the site, offers privacy from the main house and buildings.

The cottage is supplied by mains water and electricity, with parking to the front for two cars. The cottage also benefits from superfast broadband.

The Corn House is currently rated as Exceptional with 111 reviews online!

EPC Rating E





Yard and buildings

The Cornhouse

28mx14m Barn

The Old Coach House

Hanley House and Garaging

5 Stables

Buildings with potential for conversion (subject to planning)



Outbuildings

A wide selection of buildings offers the possibility of personal use and/or business use, with the potential of generating income.

Linked to the house is a double garage with adjacent area for storage. Access is by two metal roller doors and a wide timber one. To the left lies the “gardeners haven” which includes a walled area with a green house, covered planting bed and a restored potting shed with a window and a small fireplace discharging through its own chimney. Adjacent to the greenhouse is a dog kennel, with two covered pig sties a little further along.

Behind the house, there are several significant agricultural buildings situated around two yard areas with gated vehicular access to each from Hanley Lane.

THE LOWER YARD is bounded on one side by a 28 x 14 metre portal framed enclosed building which is divided in half internally. Access is by a large roller



shutter door and a pair of timber doors. The floor is concreted. On the other side of the yard is a very substantial blockwork building, originally for rearing cattle, with feed troughs, a feeding passage and a big enclosed storage area behind accessible from the upper yard. The front of this building has more recently been used for five large stables, however the end one has been converted into a well equipped tack room with storage space at the side. This building ,all of which has strong concrete flooring, lends itself to equestrian use or similar.

There is also an old brick and tile building, the roof of which has been carefully restored to retain its external character. An old feed shed , with an interesting upstairs area, adjoins this building and the combination has the potential for sympathetic development, subject to planning permission.

ample parking for large vehicle/ machinery and space for building material storage. The yard may provide an excellent opportunity for a home business or for additional income.

The grounds include undulating pastureland amounting to approximately 9.2 acres, ideal for keeping livestock or horses.

Agents Note: There is an uplift clause on the commercial yard and a covenant restricting building on the land directly in front of Hanley House. Ask agent for more details.

Hanley house has its own agricultural holding number which is **35/286/0047**. The premises also hold a current HGV operators licence.





General Services: Mains gas, mains water, mains electricity, mains drainage.

Local Authority: Shropshire

Council Tax Band: G

EPC Rating: D

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 Longden Road South West, taking the second exit at the Roman Road roundabout passing the Meole Brace and Priory Schools. Continue for approximately 1.8 miles and, upon entering the village of Hook-a-Gate, cross the bridge and take your first left. Continue up the lane and the entrance to Hanley House is on your left after approximately 50 yards.

What3Words Reference: ///movies.trip.shark

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

mail@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.